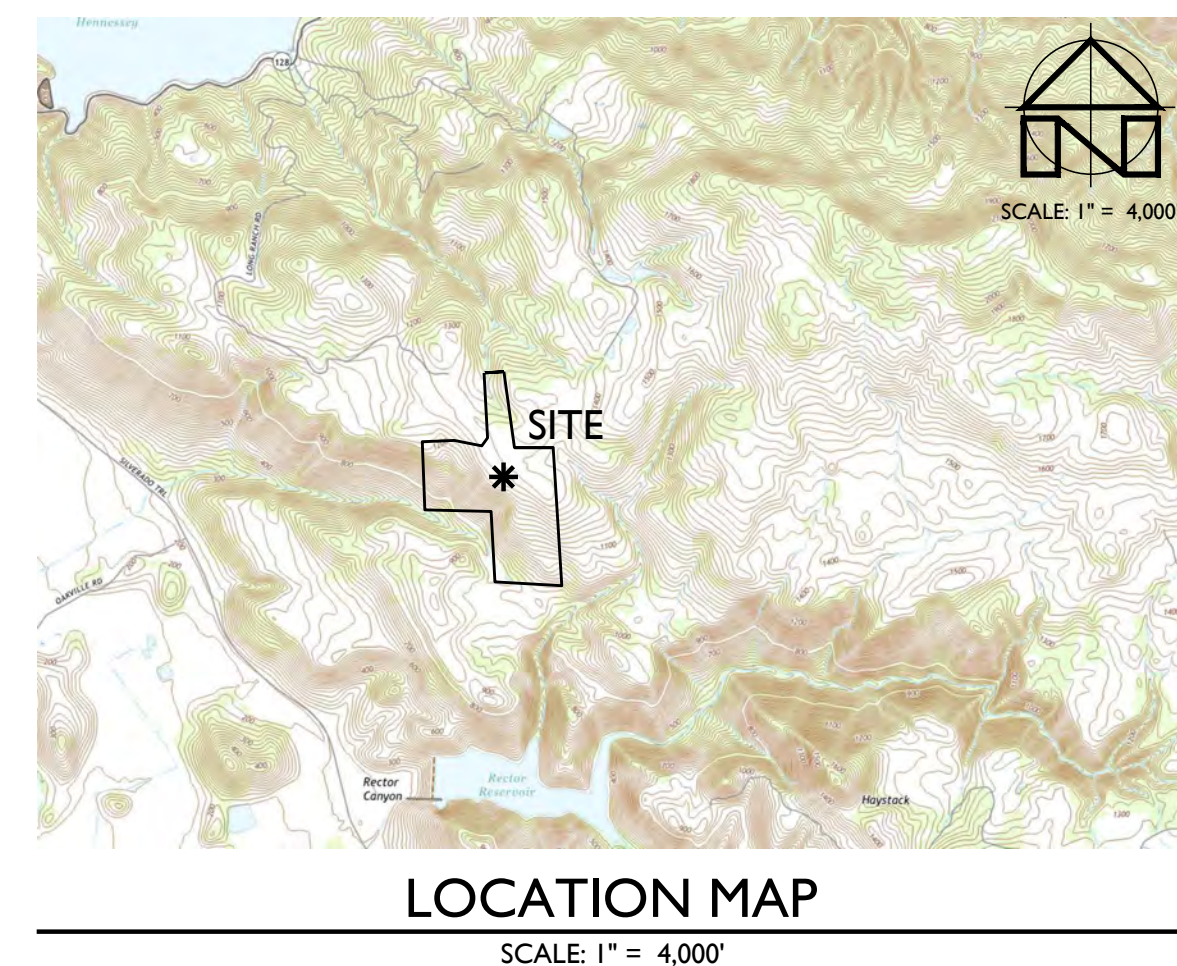
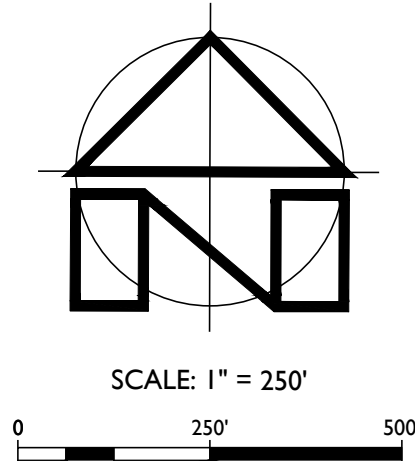
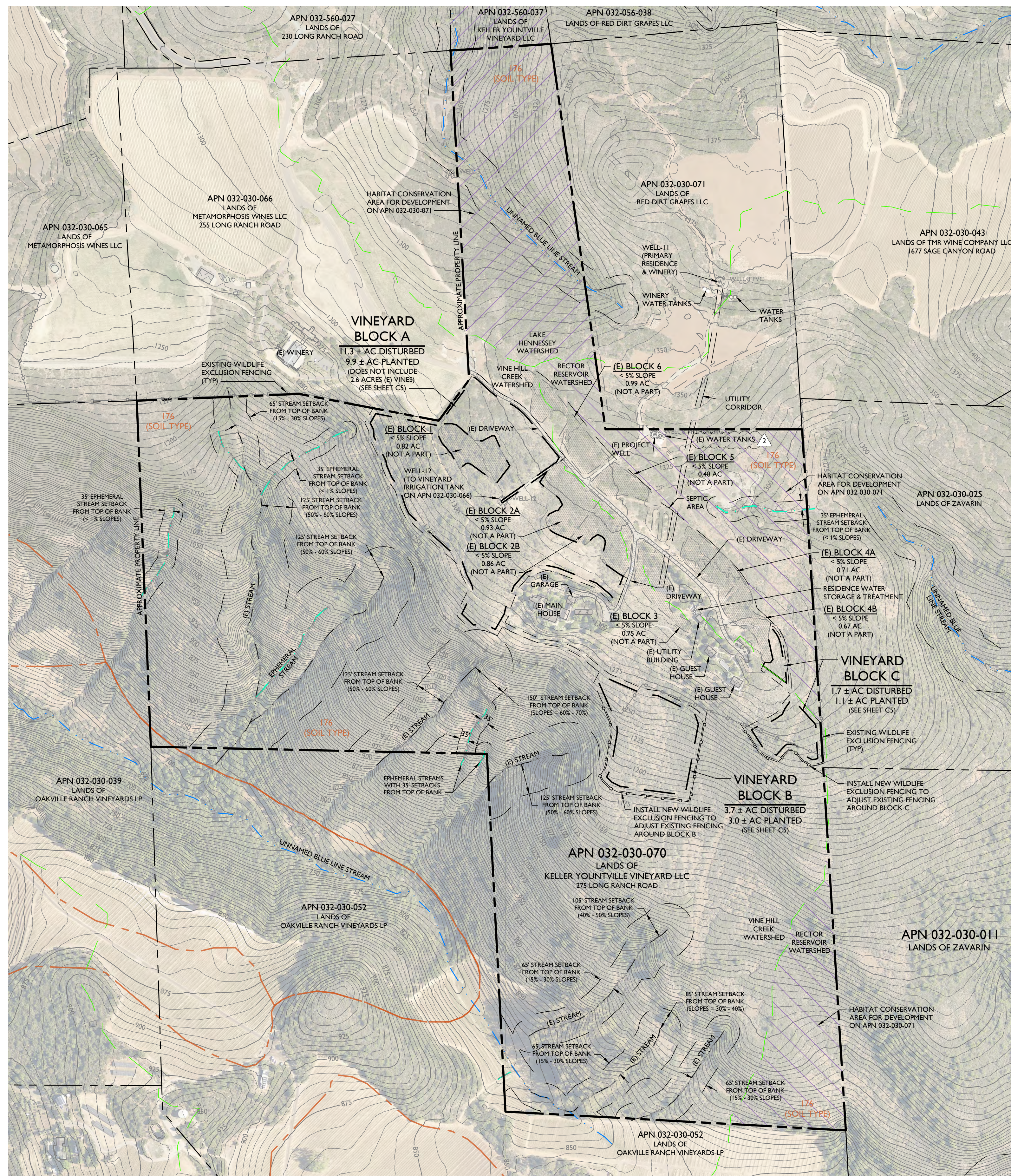


# KELLER YOUNTVILLE VINEYARD LLC

## VINEYARD DEVELOPMENT EROSION CONTROL PLAN



**FENCING NOTES:**

1. NEW FENCING SHALL USE A DESIGN THAT HAS 6-INCH SQUARE GAPS AT THE BASE (INSTEAD OF THE TYPICAL 3-INCH BY 6-INCH RECTANGULAR OPENINGS) TO ALLOW SMALL MAMMALS TO MOVE THROUGH THE FENCE.
2. EXIT GATES SHALL BE INSTALLED AT THE CORNERS OF WILDLIFE EXCLUSION FENCING TO ALLOW TRAPPED WILDLIFE TO ESCAPE. SMOOTH WIRE INSTEAD OF BARBED WIRE SHALL BE UTILIZED TO TOP WILDLIFE EXCLUSION FENCING TO PREVENT ENTANGLEMENT.
3. ANY MODIFICATIONS TO THE LOCATION OF WILDLIFE EXCLUSION FENCING AS SPECIFIED IN THIS EROSION CONTROL PLAN SHALL BE STRICTLY PROHIBITED AND SHALL REQUIRE COUNTY REVIEW AND APPROVAL TO ENSURE THE MODIFIED WILDLIFE EXCLUSION FENCING LOCATION / PLAN WOULD NOT RESULT IN POTENTIAL IMPACTS TO WILDLIFE MOVEMENT.
4. EXISTING FENCE LOCATIONS ARE APPROXIMATE BASED ON A COMBINATION OF FIELD REVIEW AND REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS FROM 2002.

**SOIL TYPE LEGEND:**

176 ROCK OUTCROP - HAMBRIGHT COMPLEX, 50% TO 75% SLOPES.  
 SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

**OVERALL SITE PLAN**  
 SCALE: 1" = 250'

**PROJECT INFORMATION:**

**PROPERTY OWNER & APPLICANT:**  
 KELLER YOUNTVILLE VINEYARD LLC  
 POST OFFICE BOX 546  
 NAPA, CA 94559

**SITE ADDRESS:**  
 275 LONG RANCH ROAD  
 SAINT HELENA, CA 94574

**ASSESSOR'S PARCEL NUMBER:**  
 032-030-070

**PARCEL SIZE:**  
 152.6 ± ACRES

**PROJECT SIZE:**  
 16.7 ± ACRES DISTURBED AREA  
 14.0 ± ACRES PLANTED  
 (DOES NOT INCLUDE 6.2 ACRES (E) VINES < 5% SLOPE)

**ZONING:**  
 AGRICULTURAL WATERSHED (AW)

**SHEET INDEX:**

- C1 OVERALL SITE PLAN
- C2 NOTES & ABBREVIATIONS
- C3 SLOPE DETERMINATION EXHIBIT
- C4 EROSION CONTROL PLAN - BLOCK A
- C5 EROSION CONTROL PLAN - BLOCKS B & C
- C6 DETAILS

**PURPOSE STATEMENT:**

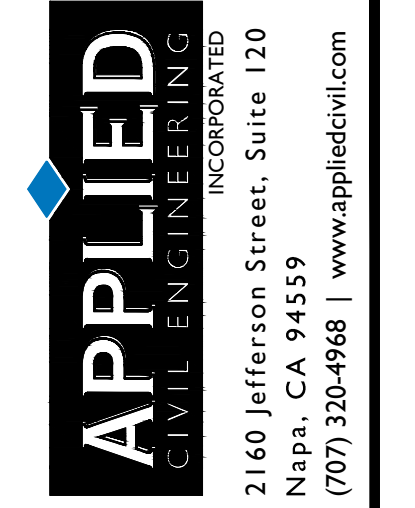
THE PURPOSE OF THIS PROJECT IS TO PROVIDE THE DETAILS ASSOCIATED WITH DEVELOPMENT OF NEW VINEYARDS ON THE SUBJECT PROPERTY.

**FLOOD HAZARD NOTE:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0405E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

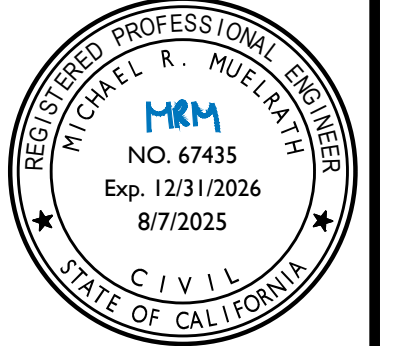
**LEGEND:**

|  |  |
|--|--|
|  | APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)                                     |
|  | APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)                                    |
|  | EXISTING EASEMENT OR SETBACK   |
|  | EXISTING EPHEMERAL STREAM  |
|  | EXISTING COUNTY DEFINITION STREAM  |
|  | BLUE LINE STREAM   |
|  | SOIL TYPE BOUNDARY   |
|  | COUNTY DEFINED WATERSHED BOUNDARY  |
|  | VINEYARD CLEARING LIMITS / VINEYARD AVENUE   |
|  | LIMIT OF VINEYARD BLOCK  |
|  | EXISTING WILDLIFE EXCLUSION FENCING  |
|  | PROPOSED WILDLIFE EXCLUSION FENCING  |
|  | (E) VINEYARD BLOCKS < 5% SLOPE   |
|  | HABITAT CONSERVATION AREA FOR DEVELOPMENT ON APN 032-030-071 (RECTOR WATERSHED)    |
|  | HABITAT CONSERVATION AREA FOR DEVELOPMENT ON APN 032-030-071 (HENNESSEY WATERSHED) |



KELLER YOUNTVILLE VINEYARD LLC  
 VINEYARD DEVELOPMENT EROSION CONTROL PLAN  
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: AUGUST 7, 2025

REVISIONS: 3/14/2025 BY: YMS PERMIT SUBMITTAL

6/25/2025 RESPONSE TO COMMENTS YMS

8/7/2025 RESPONSE TO COMMENTS YMS

JOB NUMBER: 23-123

FILE: 23-123ECP-OSP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1

OF

**GENERAL NOTES:**

- THESE DRAWINGS WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APPLIED CIVIL ENGINEERING INCORPORATED.
- ALL MATERIALS AND WORKMANSHIP FOR THE WORK DESCRIBED ON THESE PLANS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARDS AS ADOPTED AND AMENDED BY NAPA COUNTY:
  - CALIFORNIA BUILDING CODE (2022)
  - CALIFORNIA ELECTRIC CODE (2022)
  - CALIFORNIA PLUMBING CODE (2022)
  - CALIFORNIA MECHANICAL CODE (2022)
  - CALIFORNIA FIRE CODE (2022)
  - CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS (2022)
  - NAPA COUNTY CODE (CURRENT)
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BEING FAMILIAR WITH ALL STANDARDS, CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.
- CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK SHOWN ON THESE PLANS.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CONSTRUCT THE IMPROVEMENTS ILLUSTRATED ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS AND PRODUCTS TO BE USED FOR THE SITE IMPROVEMENTS TO APPLIED CIVIL ENGINEERING INCORPORATED FOR REVIEW AND APPROVAL.
- THE IMPROVEMENTS SHOWN ON THESE PLANS REQUIRE INSPECTION BY THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH APPLIED CIVIL ENGINEERING INCORPORATED AND NAPA COUNTY AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO REVIEW THE PROJECT PLANS AND SPECIFICATIONS AND NAPA COUNTY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL CONSTRUCTION RELATED PERMITS FROM THE GOVERNING AGENCIES AND MAINTAINING A COPY OF THE PERMITS AND THE APPROVED PLANS ON THE JOB SITE AT ALL TIMES.
- THE PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL APPROPRIATE PERMITS FOR WORK WITHIN ANY RIPARIAN AREA PRIOR TO COMMENCING WORK IN THAT AREA.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF PROPERTY AND PEOPLE ON THE JOB SITE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE CONDITION, IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS, AT ALL TIMES, INCLUDING OUTSIDE OF NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF NAPA COUNTY AND THE OWNER.
- THESE PLANS ARE INTENDED TO PROVIDE HORIZONTAL AND VERTICAL CONTROL FOR THE PROPOSED SITE IMPROVEMENTS SHOWN HEREON.
- ALL DIMENSIONS SHOWN ON THESE PLANS SHOW MEASUREMENTS IN A HORIZONTAL PLANE UNLESS OTHERWISE SPECIFIED.
- ALL WRITTEN DIMENSIONS SUPERCEDE ANY SCALED DIMENSIONS. IF AN APPARENT DISCREPANCY IS IDENTIFIED CONTACT APPLIED CIVIL ENGINEERING INCORPORATED IMMEDIATELY FOR A WRITTEN CLARIFICATION.
- IF ANY CONTRACTOR, SUBCONTRACTOR, OR SURVEYOR IDENTIFIES ANY OMISSIONS, DEFICIENCIES, CONFLICTS OR ERRORS IN THESE PLANS AND SPECIFICATIONS OR IF THERE IS ANY DOUBT AS TO THEIR MEANING OR INTENT, THEY SHALL CONTACT APPLIED CIVIL ENGINEERING INCORPORATED FOR A WRITTEN ADDENDUM OR CLARIFICATION. CONTRACTOR IS NOT ELIGIBLE FOR ADDITIONAL COMPENSATION IF THEY FAIL TO DO SO BEFORE PROVIDING A PROPOSAL.
- CONTRACTOR IS TO PROTECT ALL EXISTING SITE IMPROVEMENTS, UTILITIES, BUILDINGS AND NATURAL FEATURES FROM DAMAGE THROUGHOUT THE DURATION OF CONSTRUCTION. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT ARCHAEOLOGICAL ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL CEASE IN A 50-FOOT RADIUS SURROUNDING THE AREA OF DISCOVERY. THE PERMITTEE SHALL CONTACT NAPA COUNTY PLANNING BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT AT (707) 253-4417 FOR FURTHER GUIDANCE, WHICH WILL LIKELY INCLUDE THE REQUIREMENT FOR THE PERMITTEE TO HIRE A QUALIFIED PROFESSIONAL TO ANALYZE THE ARTIFACTS ENCOUNTERED AND TO DETERMINE IF ADDITIONAL MEASURES ARE REQUIRED.

IF HUMAN REMAINS ARE ENCOUNTERED DURING THE DEVELOPMENT, ALL WORK IN THE VICINITY MUST BE, BY LAW, HALTED, AND THE NAPA COUNTY CORONER INFORMED, SO THAT THE CORONER CAN DETERMINE IF AN INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE NEAREST TRIBAL RELATIVES AS DETERMINED BY THE STATE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONTACTED BY THE PERMITTEE TO OBTAIN RECOMMENDATIONS FOR TREATING OR REMOVAL OF SUCH REMAINS, INCLUDING GRAVE GOODS, WITH APPROPRIATE DIGNITY, AS REQUIRED UNDER PUBLIC RESOURCES CODE SECTION 5097.98.

**EXISTING UTILITY NOTES:**

- THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE PROPERTY OWNER, THE SURVEYOR AND THE RESPECTIVE UTILITY COMPANIES. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR THE COMPLETENESS OF THEIR LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. IF A DISCREPANCY BETWEEN THE PLANNED AND ACTUAL HORIZONTAL OR VERTICAL LOCATION OF AN EXISTING UTILITY EXISTS, CONTACT APPLIED CIVIL ENGINEERING INCORPORATED FOR AN ALTERNATE DESIGN.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO MARK THE LOCATION OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600.
- EXISTING UTILITIES ARE TO REMAIN IN SERVICE AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES PER THE REQUIREMENTS OF THE UTILITY OWNER.
- CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY RELOCATIONS WITH THE UTILITY OWNER.

**SURVEY NOTES:**

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMs) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF ONGOING NATIONWIDE 3DEP (U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM) EFFORTS. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVALS:
  - SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
  - OTHER SHEETS: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
- VERTICAL DATUM: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY AT-RISK MONUMENTS SHALL BE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

**GRADING NOTES:**

- ALL EARTHWORK IS TO CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, NAPA COUNTY CONSERVATION REGULATIONS AND THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENGINEERING DIVISION STANDARDS.
- ALL CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1 UNLESS OTHERWISE APPROVED BY A GEOTECHNICAL ENGINEER.
- ALL DEBRIS GENERATED DURING DEMOLITION, SITE STRIPPING AND GRADING ACTIVITIES IS TO BE DISPOSED OF PROPERLY OFFSITE BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR IMPORTING AND / OR EXPORTING MATERIALS AS NECESSARY TO ACHIEVE THE FINISH GRADES ILLUSTRATED ON THESE PLANS.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN A MANNER THAT PREVENTS WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES.
- CONTRACTOR SHALL CONFORM TO EXISTING IMPROVEMENTS WITH A SMOOTH TRANSITION TO AVOID ABRUPT CHANGES IN GRADE, LOW SPOTS OR OTHER HAZARDOUS CONDITIONS.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL FINISH GRADED SLOPES AFTER THE COMPLETION OF CONSTRUCTION AND REPAIRING ANY EROSION DAMAGE.

**EROSION CONTROL NOTES:**

- ALL EROSION CONTROL WORK WILL BE PERFORMED BY THE VINEYARD MANAGER IN ACCORDANCE WITH THIS APPROVED VINEYARD EROSION CONTROL PLAN.
- ALL DISTURBED AREAS MUST BE WINTERIZED BY SEPTEMBER 15TH OF EACH YEAR THAT THE PROJECT IS UNDER CONSTRUCTION.
- A REQUEST TO ALLOW GRADING TO EXTEND BEYOND SEPTEMBER 1ST MAY BE GRANTED BY THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - CONSERVATION DIVISION IF A MAJORITY OF THE GRADING HAS BEEN COMPLETED AND THERE COULD BE A DETRIMENTAL EFFECT ON THE ENVIRONMENT IF THE REMAINING GRADING REMAINS INCOMPLETE. A REQUEST TO ALLOW GRADING TO EXTEND BEYOND SEPTEMBER 1ST MUST BE SUBMITTED IN WRITING TO NAPA COUNTY NO LATER THAN AUGUST 15TH. GRADING BEYOND THE WINTERIZATION DEADLINE WILL NOT BE ALLOWED PRIOR TO APPROVAL BY NAPA COUNTY.
- ALL PERMANENT DRAINAGE FACILITIES AND SEDIMENT RETENTION STRUCTURES MUST BE INSTALLED BY SEPTEMBER 1ST.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (WATER BARS, SILT FENCE & STRAW WATTLES) MUST BE INSTALLED BY SEPTEMBER 15TH.
- ALL EROSION CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE RAINY SEASON (SEPTEMBER 15TH THROUGH APRIL 1ST). INSPECTIONS MUST BE PERFORMED AT LEAST ONCE PER WEEK DURING EXTENDED DRY PERIODS, IMMEDIATELY BEFORE ANTICIPATED RAIN EVENTS, ONCE EVERY 24 HOURS DURING EXTENDED RAIN EVENTS AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.
- ALL DISTURBED AREAS ARE TO BE STABILIZED BY PLANTING OF AN EROSION CONTROL COVER CROP. PRIOR TO APPLYING THE EROSION CONTROL SEED BLEND, THE SEED BED SHOULD BE PREPARED BY UNIFORMLY SCARIFYING THE GROUND SURFACE TO A DEPTH OF TWO TO FOUR INCHES AND CONDITIONING TO BREAK UP LARGE PEDS.
- THE COVER CROP SEED BLEND SHOULD BE BROADCAST OR DRILLED AFTER THE SEED BED HAS BEEN PREPARED.
- A TEMPORARY TILLED COVER CROP WILL BE ESTABLISHED IN THE VINEYARD BLOCK AREAS FOR THE FIRST THREE YEARS AFTER PLANTING WHILE THE VINEYARD IS GETTING ESTABLISHED. THE TEMPORARY COVER CROP SEED MIX FOR THE VINEYARD ESTABLISHMENT SHOULD BE THE "SOIL BUILDER" AVAILABLE FROM NAPA VALLEY AG SUPPLY APPLIED AT A MINIMUM RATE OF 75 POUNDS PER ACRE:
 

| VINEYARD BLOCK COVER CROP SPECIFICATION TABLE |                  |
|---|------------------|
| CROP ID                                       | REQUIRED COVER % |
| A   | 75%              |
| B   | 80%              |
| C   | 80%              |
- ALTERNATE SEED MIX MAY BE USED BY THE VINEYARD MANAGER PROVIDED THAT ATTENTION IS GIVEN TO CHOOSING A COVER CROP THAT IS SUITABLE FOR THE SITE SOIL AND TOPOGRAPHIC CONDITIONS. ANY ALTERNATE SEED MIX MUST BE APPROVED BY THE ENGINEER AND THE NAPA COUNTY RESOURCE CONSERVATION DISTRICT PRIOR TO USE.
- ALL SEEDED AREAS ARE TO BE FERTILIZED TO PROMOTE SUCCESSFUL ESTABLISHMENT OF THE COVER CROP. THE RECOMMENDED FERTILIZER IS AMMONIUM PHOSPHATE (16-20-0) APPLIED AT A RATE OF 250 POUNDS PER ACRE.
- ADDITIONAL SOIL AMENDMENTS WILL BE ADDED BASED ON FUTURE SOILS TESTING REPORTS BY OTHERS. TYPICAL AMENDMENTS INCLUDE: COMPOSTED ORGANIC MATTER, LIME AND / OR GYPSUM. THE AMENDMENTS SHOULD BE INCORPORATED DURING THE LAND PREPARATION PROCESS TO INCREASE SOIL NUTRIENT CONTENT AND AVAILABILITY, AND TO IMPROVE SOIL STRUCTURE AND WATER HOLDING CAPACITY.
- AFTER THE SEED AND FERTILIZER HAVE BEEN PLACED THE SEEDED AREA SHOULD BE RAKED, DRAGGED OR HARROWED TO ENSURE THAT SEEDS ARE PROPERLY BEDDED.
- ALL DISTURBED AREAS ARE TO BE MULCHED WITH STRAW AT A RATE OF 3,000 POUNDS PER ACRE TO PROTECT THE BARE SOILS WHILE THE COVER CROP IS GETTING ESTABLISHED.
- STRAW SHOULD BE SPREAD BY HAND IN A MANNER THAT PROMOTES FORMATION OF AN INTERWOVEN MATRIX. CRIMPING STRAW INTO THE SOIL IS HIGHLY RECOMMENDED ESPECIALLY ON WINDY SITES AND IS MANDATORY ON SITES WHERE STRAW IS MECHANICALLY CHOPPED AND BLOWN INTO PLACE.
- ALL SOIL CUT AND FILL SLOPES THAT ARE STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) MUST BE COVERED WITH NORTH AMERICAN GREEN C125BN EROSION CONTROL BLANKET AFTER THE EROSION CONTROL SEED AND FERTILIZER HAVE BEEN PLACED.
- CONTRACTOR MUST MAINTAIN AN ADEQUATE SUPPLY OF EROSION CONTROL MATERIALS ONSITE TO FACILITATE MAINTENANCE AND REPAIR THROUGHOUT THE RAINY SEASON. TYPICAL MATERIALS THAT SHOULD BE KEPT ONSITE INCLUDE SILT FENCE AND STRAW WATTLE SEDIMENT BARRIERS, GRAVEL BAGS, EROSION CONTROL BLANKETS, STRAW AND EROSION CONTROL SEED MIX.

**EROSION CONTROL COVER CROP MANAGEMENT NOTES:**

- ESTABLISHING AN EFFECTIVE VEGETATIVE COVER CROP WILL BE THE PRIMARY MEANS OF PREVENTING EROSION FROM THE PROPOSED VINEYARD DEVELOPMENT AREA. AFTER THE INITIAL LAND PREPARATION ACTIVITIES ARE COMPLETE A TEMPORARY COVER CROP WILL BE PLANTED AND STRAW MULCH WILL BE APPLIED THROUGHOUT THE CLEARED AREA TO STABILIZE THE PROJECT AREAS THROUGH THE WINTER. MINIMUM COVERAGE REQUIRED TO MAINTAIN EROSION RATES AT ACCEPTABLE LEVELS ARE LISTED IN THE VINEYARD BLOCK COVER CROP SPECIFICATION TABLE, THIS SHEET.
- THE TEMPORARY COVER CROP WILL BE TILLED IN THE SPRING DURING THE INITIAL VINEYARD ESTABLISHMENT PERIOD (UP TO THE FIRST THREE YEARS). THE TILLED AREAS AND ANY OTHER DISTURBED AREAS OR AREAS WITH LESS THAN ADEQUATE COVER WILL ALSO BE MULCHED EACH YEAR IN THE FALL TO PROTECT THE BARE SOIL WHILE THE COVER CROP IS GETTING ESTABLISHED.
- AFTER THE VINEYARD ESTABLISHMENT PERIOD ALL VINEYARD BLOCKS WILL BE CONVERTED TO A NO-TILL REGIME. THE NO-TILL COVER CROP WILL BE MOWED IN THE SPRING AND WILL BE RESEED AND MULCHED IN THE FALL AS NECESSARY TO ACHIEVE THE SPECIFIED COVER IN THE VINEYARD BLOCK COVER CROP SPECIFICATION TABLE, THIS SHEET.
- ALL VINEYARD AVENUES WILL BE PROTECTED WITH A PERMANENT NO-TILL COVER CROP WITH DENSITIES MAINTAINED AT THE INDICATED COVER SPECIFICATION FOR THE BLOCK OR MORE THROUGHOUT THE RAINY SEASON. VINEYARD AVENUES SHALL NOT BE TILLED. ALTERNATIVELY, VINEYARD AVENUES MAY BE LINED WITH CRUSHED ROCK TO PROTECT FROM EROSION AND PROVIDE ALL WEATHER ACCESS.
- THE COVER CROP SHOULD BE IRRIGATED PRIOR TO THE RAINY SEASON TO ESTABLISH A DENSE COVER PRIOR TO THE ONSET OF HEAVY RAINS. THIS IS ESPECIALLY IMPORTANT IN EROSION PRONE AREAS SUCH AS VINEYARD AVENUES AND MORE STEEPLY SLOPING AREAS. IN ORDER TO EFFECTIVELY ESTABLISH COVER, AT LEAST TWO INCHES OF WATER SHOULD BE APPLIED TO GERMINATE THE SEEDS. WATER SHOULD BE APPLIED BY SPRINKLER OR MICROSPRAYERS AT A RATE THAT DOES NOT CAUSE RUNOFF OR EROSION. ADDITIONAL WATER SHOULD BE APPLIED, AS NECESSARY, TO ACHIEVE THE DESIGN COVER PERCENTAGE AND TO MAINTAIN THE COVER CROP UNTIL SUFFICIENT RAINFALL OCCURS. IF ADEQUATE WATER IS NOT AVAILABLE TO IRRIGATE THE ENTIRE PROJECT AREA THEN 20 FOOT WIDE STRIPS, ORIENTATED ALONG THE CONTOUR, SHOULD BE IRRIGATED. LOCATIONS TO BE DETERMINED BY THE ENGINEER IN THE FIELD.

**ABBREVIATIONS:**

|      |                            |       |                              |
|------|----------------------------|-------|------------------------------|
| AB   | AGGREGATE BASE             | MIN   | MINIMUM                      |
| AC   | ASPHALT CONCRETE           | (N)   | NEW                          |
| AD   | AREA DRAIN                 | NO    | NUMBER                       |
| AP   | ANGLE POINT                | OC    | ON CENTER                    |
| BTM  | BOTTOM                     | OD    | OUTSIDE DIAMETER             |
| CLR  | CLEAR                      | OG    | ORIGINAL GRADE               |
| CONF | CONFORM                    | (P)   | PROPOSED                     |
| CP   | CONTROL POINT              | PC    | POINT OF CURVATURE           |
| DCV  | DOUBLE CHECK VALVE         | PCC   | PORTLAND CEMENT CONCRETE     |
| DI   | DROP INLET                 | PIV   | POST INDICATOR VALVE         |
| DN   | DOCUMENT NUMBER            | PL    | PROPERTY LINE                |
| DOC  | DOCUMENT                   | PT    | POINT OF TANGENCY            |
| DS   | DOWN SPOUT                 | PVC   | POLYVINYL CHLORIDE           |
| (E)  | EXISTING                   | PW    | PROCESS WASTE                |
| EC   | END CURVE                  | PWCO  | PROCESS WASTE CLEANOUT       |
| ELEV | ELEVATION                  | RSV   | RECIRCULATING SPLITTER VALVE |
| EP   | EDGE OF PAVEMENT           | SAD   | SEE ARCHITECTURAL DRAWINGS   |
| EPB  | ELECTRICAL PULL BOX        | SD    | STORM DRAIN                  |
| EOC  | EDGE OF CONCRETE           | SDCO  | STORM DRAIN CLEANOUT         |
| (F)  | FUTURE                     | SDMH  | STORM DRAIN MANHOLE          |
| FF   | FIRE DEPARTMENT CONNECTION | SED   | SEE ELECTRICAL DRAWINGS      |
| FD   | FINISH FLOOR               | SF    | SQUARE FEET                  |
| FG   | FINISH GRADE               | SHLDR | SHOULDER                     |
| FGH  | FIRE HYDRANT               | SLD   | SEE LANDSCAPE DRAWINGS       |
| FL   | FLOW LINE                  | SMD   | SEE MECHANICAL DRAWINGS      |
| FS   | FINISH SURFACE             | SPD   | SEE PLUMBING DRAWINGS        |
| FSR  | FIRE SPRINKLER RISER       | SSD   | SEE STRUCTURAL DRAWINGS      |
| GB   | GRADE BREAK                | SS    | SANITARY SEWER               |
| GM   | GAS METER                  | SSCO  | SANITARY SEWER CLEANOUT      |
| HMA  | HOT MIX ASPHALT            | SSMH  | SANITARY SEWER MANHOLE       |
| HP   | HIGH POINT                 | TC    | TOP FACE OF CURB             |
| INV  | INVERT                     | TD    | TERRACE DRAIN                |
| IPV  | IRON PIPE SIZE             | TOP   | TOP OF WALL                  |
| IRR  | IRRIGATION                 | TY    | TYPICAL                      |
| LF   | LINEAR FEET                | WM    | WATER METER                  |
| LP   | LOW POINT                  | WV    | WATER VALVE                  |
| MAX  | MAXIMUM                    | XFMR  | TRANSFORMER                  |



**KELLER YOUNTVILLE VINEYARD LLC**  
**VINEYARD DEVELOPMENT EROSION CONTROL PLAN**  
**NOTES & ABBREVIATIONS**

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:  
PowerCAD LLC

CHECKED BY:  
MRM

DATE:  
AUGUST 7, 2025

REVISIONS: BY:  
3/14/2025 YMS  
PERMIT SUBMITTAL

6/25/2025 YMS  
RESPONSE TO COMMENTS

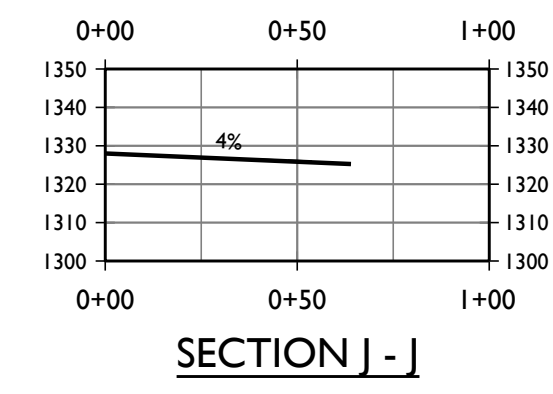
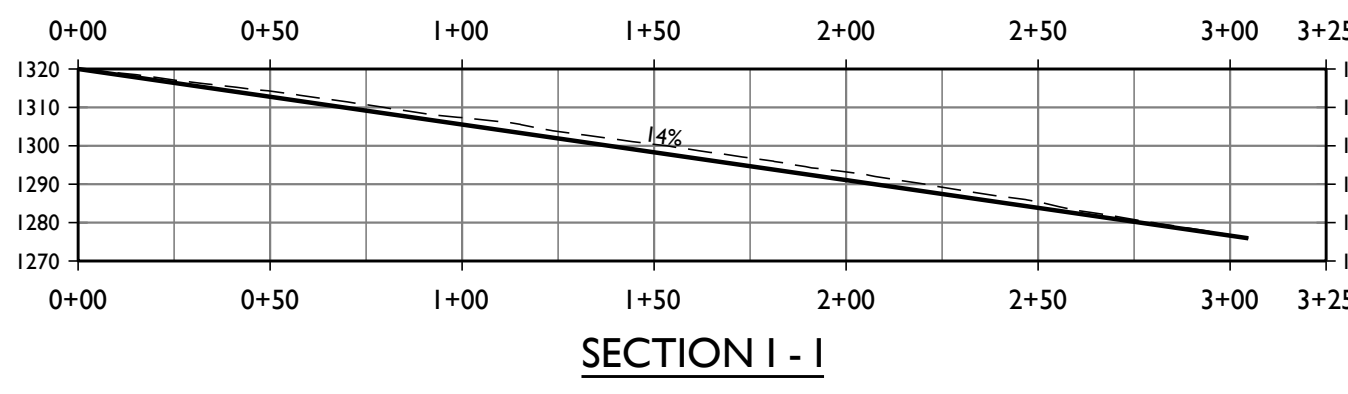
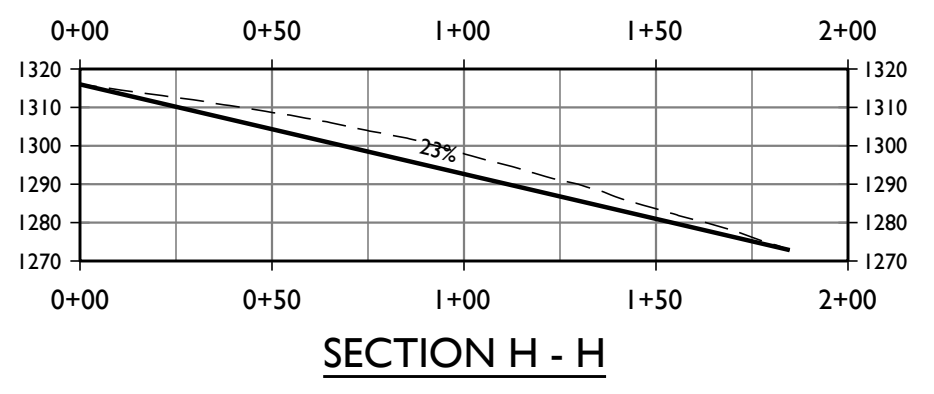
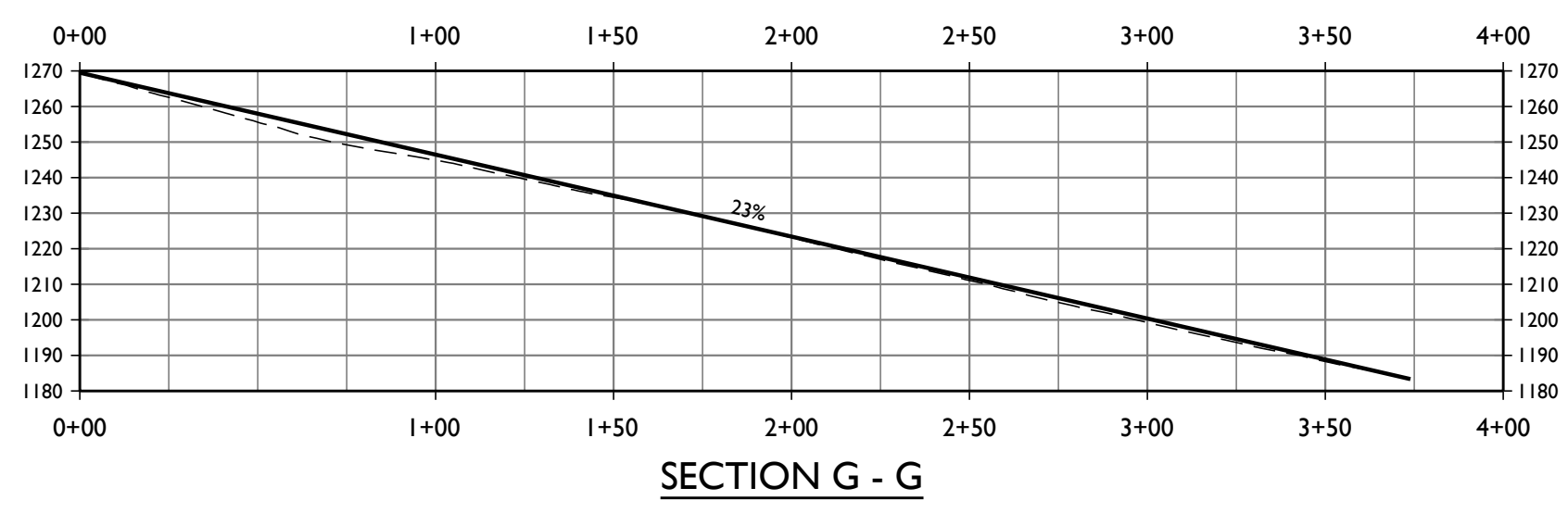
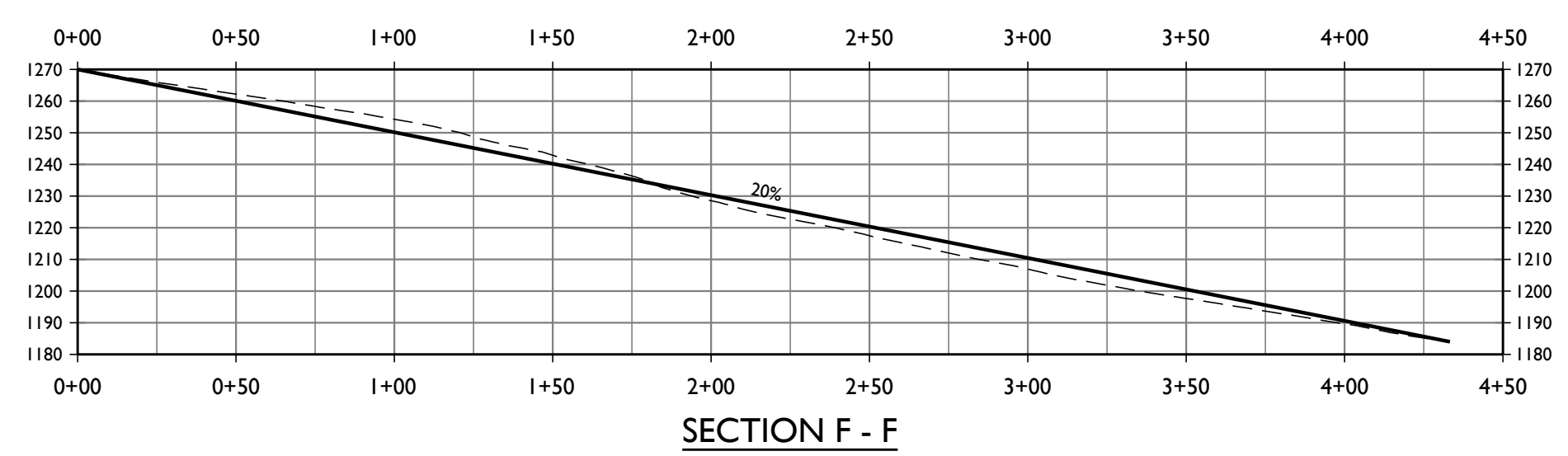
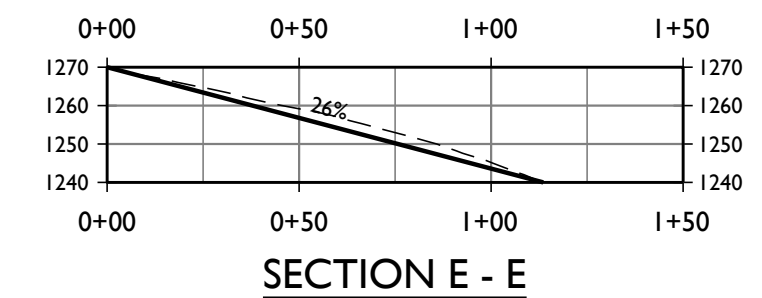
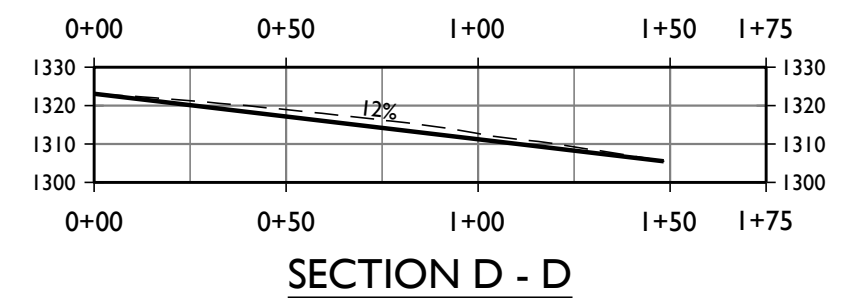
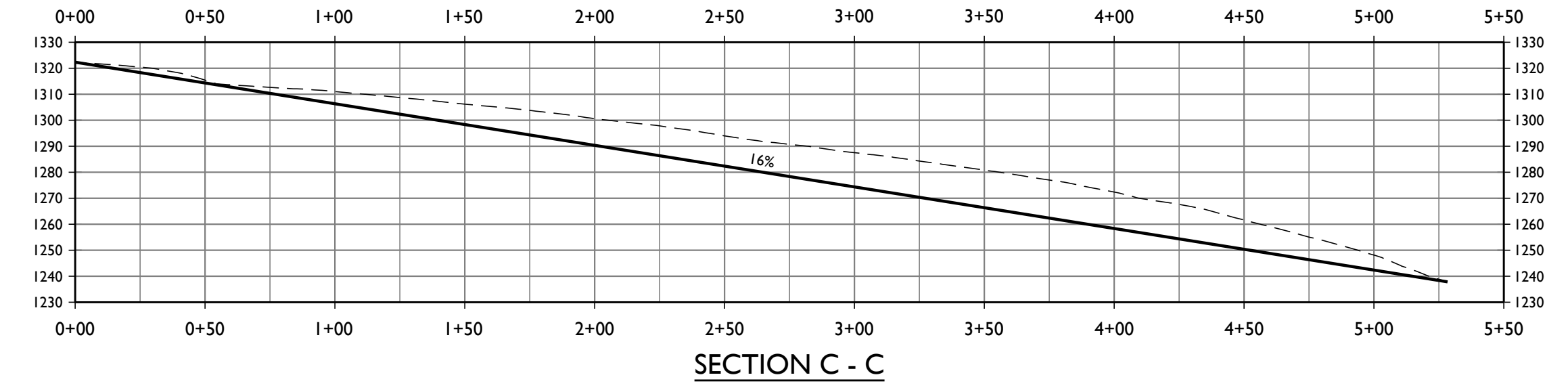
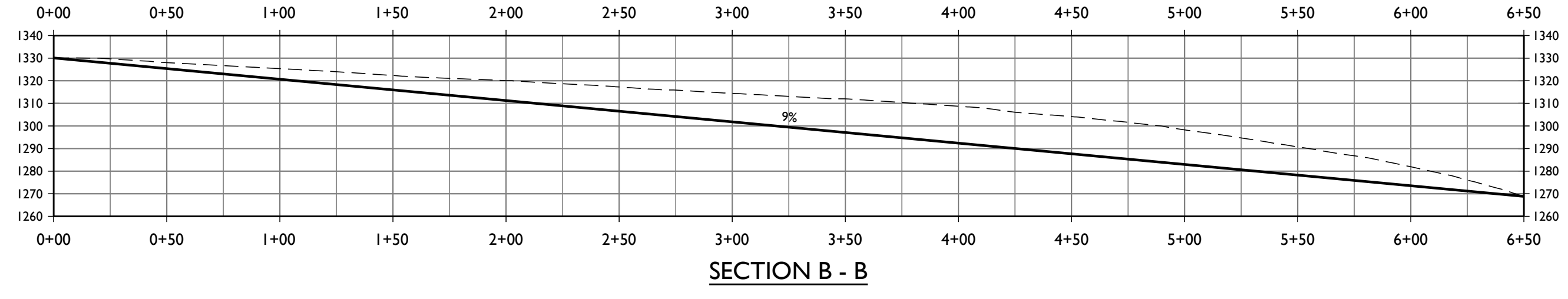
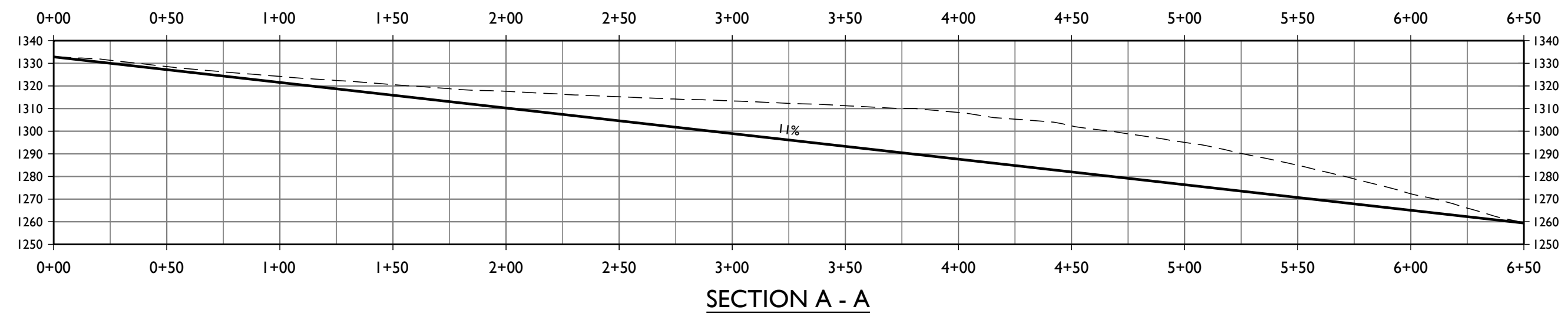
8/7/2025 YMS  
RESPONSE TO COMMENTS

JOB NUMBER:  
23-123

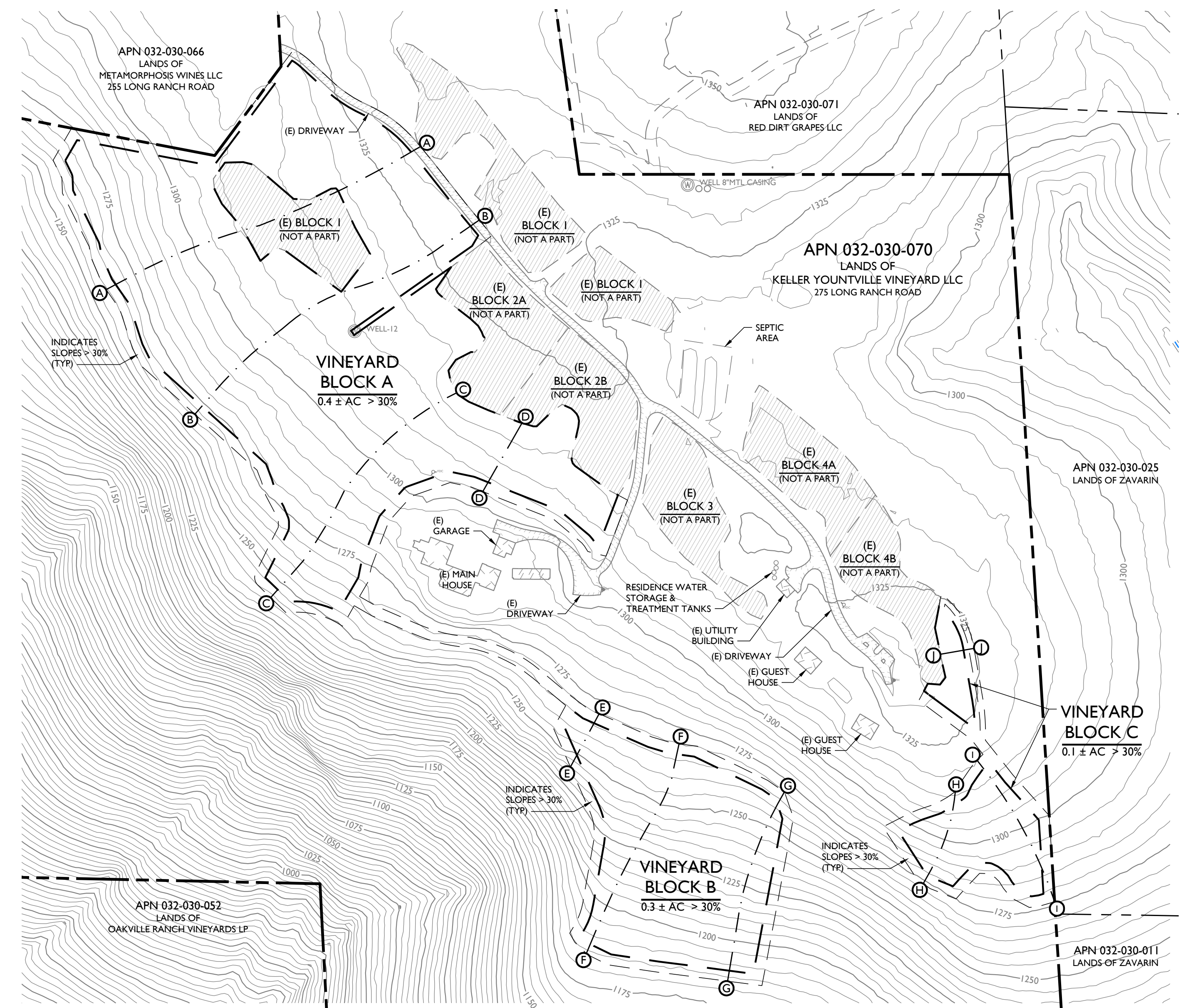
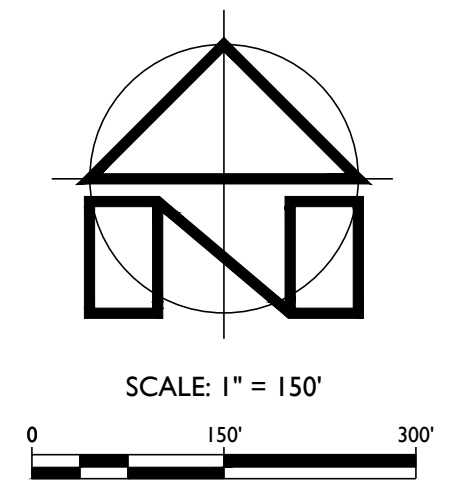
FILE:  
23-123ECP-NOTES.DWG

ORIGINAL SIZE:  
24" X 36"

SHEET NUMBER:



**SLOPE DETERMINATION SECTIONS**  
SCALE: 1" = 50'



**SLOPE DETERMINATION PLAN**  
SCALE: 1" = 150'

| SLOPE SECTIONS |            |
|----------------|------------|
| <b>BLOCK A</b> |            |
| A - A          | 11%        |
| B - B          | 9%         |
| C - C          | 16%        |
| D - D          | 12%        |
| <b>BLOCK B</b> |            |
| E - E          | 26%        |
| F - F          | 20%        |
| G - G          | 23%        |
| <b>BLOCK C</b> |            |
| H - H          | 23%        |
| I - I          | 14%        |
| J - J          | 4%         |
| <b>AVERAGE</b> | <b>16%</b> |

| LEGEND: |   |
|---------|---|
|         | APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)  |
|         | APPROXIMATE PROPERTY LINE (ADJACENT PARCEL) |
|         | VINEYARD CLEARING LIMITS / VINEYARD AVENUE  |
|         | LIMIT OF VINEYARD BLOCK                     |
|         | SLOPE SECTION. SEE TABLE, THIS SHEET.       |
|         | > 30% SLOPES<br>(0.8 ± ACRES TOTAL)         |

**KELLER YOUNTVILLE VINEYARD LLC**  
**VINEYARD DEVELOPMENT EROSION CONTROL PLAN**  
**SLOPE DETERMINATION EXHIBIT**

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: AUGUST 7, 2025

REVISIONS: BY: 3/14/2025 YMS PERMIT SUBMITTAL

6/25/2025 YMS RESPONSE TO COMMENTS

8/7/2025 YMS RESPONSE TO COMMENTS

JOB NUMBER: 23-123

FILE: 23-123ECP-SDE.DWG

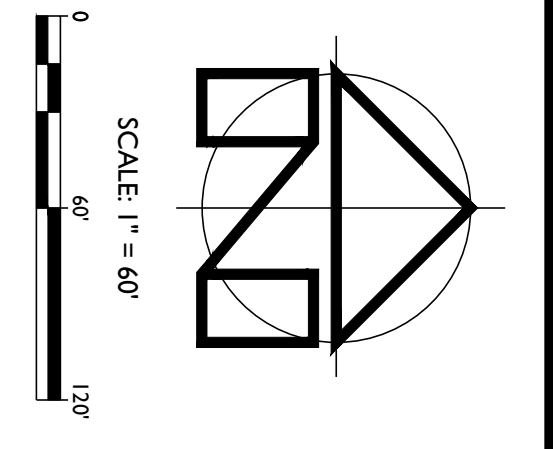
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

**C3** OF



**EROSION CONTROL PLAN - BLOCK A**  
SCALE: 1" = 60'



**SOIL TYPE LEGEND:**

1/76 ROCK OUTCROP - HANBRIGHT COMPLEX, 50% TO 75% SLOPES.  
SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

**LEGEND:**

- APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)
- APPROXIMATE PROPERTY LINE (ADJACENT PARCEL)
- VINEYARD CLEARING LIMITS / VINEYARD AVENUE
- LIMIT OF VINEYARD BLOCK
- VINE ROWS & ROW DIRECTION
- EXISTING VINEYARD BLOCK < 5% SLOPES
- NOT A PART
- HABITAT CONSERVATION AREA FOR DEVELOPMENT ON APN 032-030-071
- COUNTY DEFINITION STREAM
- STRAW WATTLE SEDIMENT BARRIER
- WATERBAR
- ROCK ENERGY DISPERSATOR
- ROCK FILLED BENCH
- PHOTO LOCATION AND DIRECTION

**NOTES:**

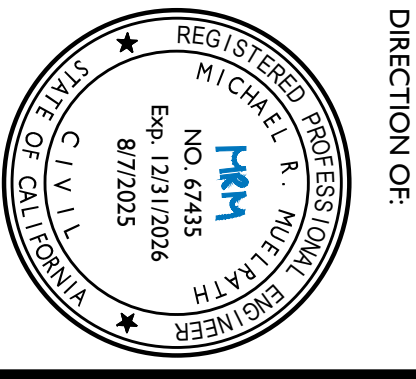
1. ALL CLEARING LIMITS SHALL BE MARKED BY THE ENGINEER OR SURVEYOR PRIOR TO CONSTRUCTION AND TEMPORARY CONSTRUCTION FENCING (ORANGE FENCING OR EQUIVALENT) SHALL BE INSTALLED ALONG THE CLEARING LIMITS PRIOR TO ANY LAND PREPARATION ACTIVITIES. THE TEMPORARY CONSTRUCTION FENCING SHALL BE ADJUSTED AROUND THE CANOPY OF ANY TREES THAT ARE TO REMAIN OUTSIDE THE LIMITS TO KEEP LAND PREPARATION ACTIVITIES OUTSIDE OF THE TREE CANOPY AREA.
2. ALL STREAM SETBACKS SHALL BE VERIFIED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. TRACK WALK ENTIRE DISTURBED AREA. SEE SURFACE ROUGHENING DETAIL SHEET 04.
4. ALL TEMPORARY STAGING, STOCKPILE AND PARKING AREAS SHALL BE WITHIN THE PROPOSED DEVELOPMENT AREAS. NO STAGING, STOCKPILING, PARKING OR OTHER LAND DISTURBANCE SHALL OCCUR OUTSIDE OF THE PROPOSED DEVELOPMENT AREAS.
5. ALL EROSION CONTROL MATERIALS SHALL BE FREE OF PLASTIC MONOLITHIC SO THAT SMALL WINDLIFE WILL NOT BECOME ENTANGLED.
6. ALL WATER LINES ARE TO BE ROUTED WITHIN THE PROJECT LIMITS FROM EXISTING IRRIGATION SYSTEMS IN ADJACENT VINEYARD AREAS. NO NEW WATER LINES OUTSIDE OF THE PROJECT AREA ARE PROPOSED.

**SITE PHOTOGRAPH NOTES:**

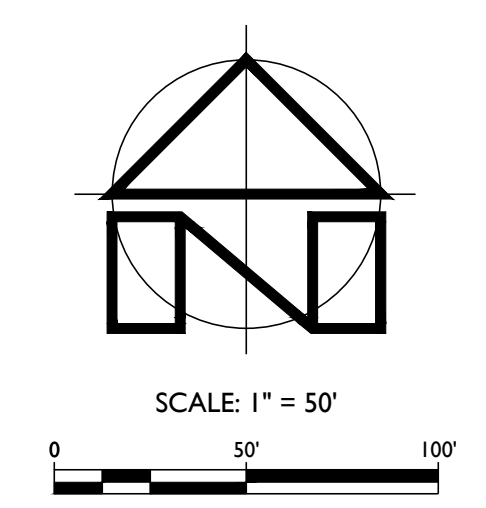
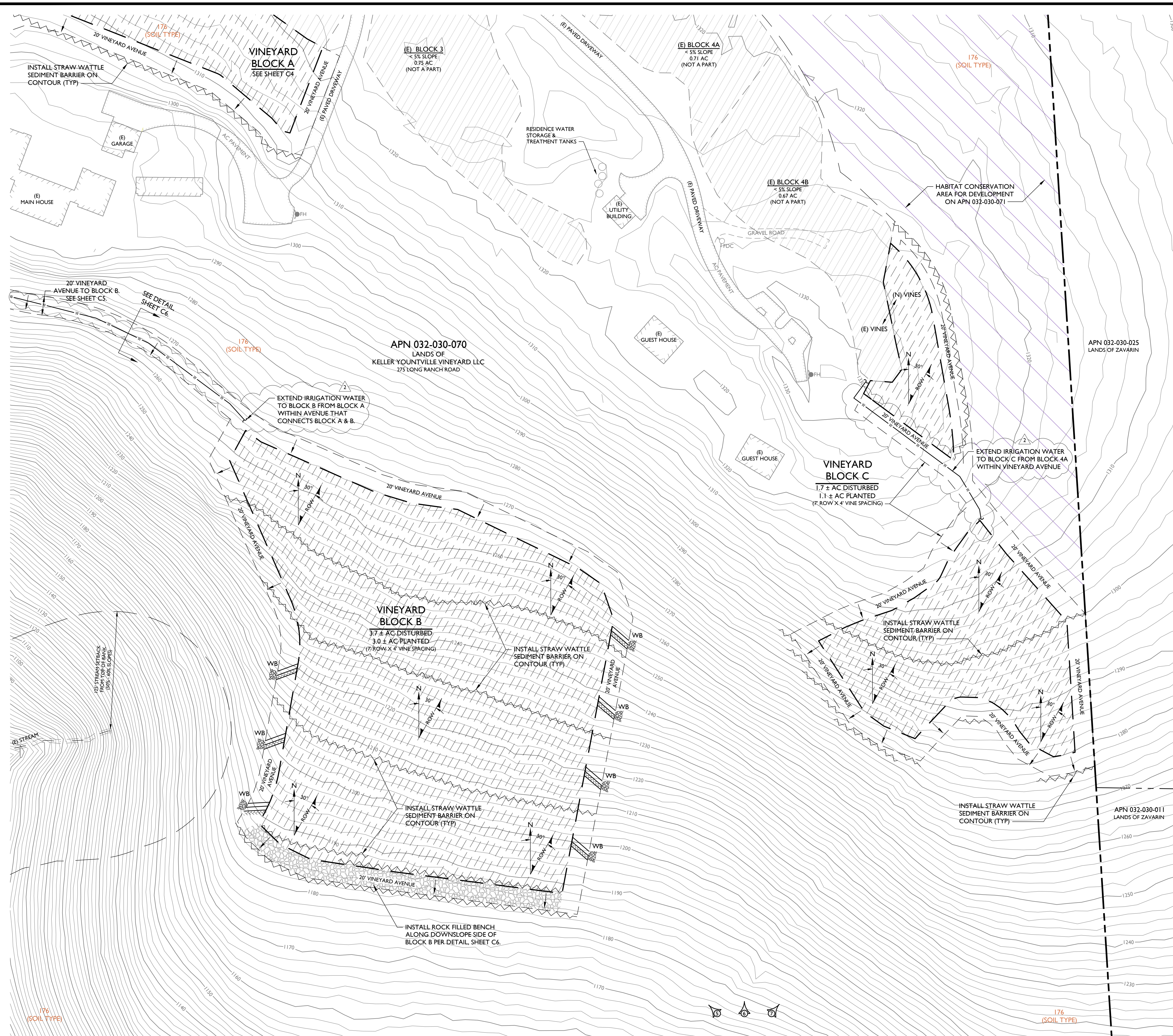
1. REPRESENTS APPROXIMATE LOCATION AND DIRECTION OF ISOMETRIC VIEW OBTAINED FROM GOOGLE EARTH. IMAGE DATED AUGUST 10, 2022. SEE KELLER YOUNTVILLE VINEYARD LLC VINEYARD DEVELOPMENT EROSION CONTROL PLAN FOR PHOTOGRAPHS AND DESCRIPTIONS.

**APPLIED CIVIL ENGINEERING**  
INCORPORATED  
2160 Jefferson Street, Suite 120  
Napa, CA 94559  
(707) 320-4968 | www.appliedcivil.com

**KELLER YOUNTVILLE VINEYARD LLC**  
VINEYARD DEVELOPMENT EROSION CONTROL PLAN  
EROSION CONTROL PLAN - BLOCK A



|                                  |                |                               |                                  |                                  |                   |               |               |
|----------------------------------|----------------|-------------------------------|----------------------------------|----------------------------------|-------------------|---------------|---------------|
| PREPARED UNDER THE DIRECTION OF: | DRAWN BY:      | DATE:                         | REVISIONS:                       | RESPONSE TO COMMENTS:            | JOB NUMBER:       | FILE:         | SHEET NUMBER: |
| PowerCAD LLC                     | PowerCAD LLC   | AUGUST 7, 2025                | 3/14/2025<br>PERMIT SUBMITTAL    | 8/7/2025<br>RESPONSE TO COMMENTS | 23-123EP-PLAN/DWG | 24 X 36"      | C4            |
| CHECKED BY:                      | DATE:          | REVISIONS:                    | RESPONSE TO COMMENTS:            | JOB NUMBER:                      | FILE:             | SHEET NUMBER: |               |
| HRM                              | AUGUST 7, 2025 | 3/14/2025<br>PERMIT SUBMITTAL | 8/7/2025<br>RESPONSE TO COMMENTS | 23-123                           | 23-123EP-PLAN/DWG | 24 X 36"      | 6             |



**SOIL TYPE LEGEND:**

176 ROCK OUTCROP - HAMBRIGHT COMPLEX, 50% TO 75% SLOPES.  
 SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

**LEGEND:**

- APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)
- APPROXIMATE PROPERTY LINE (ADJACENT PARCEL)
- VINEYARD CLEARING LIMITS / VINEYARD AVENUE
- LIMIT OF VINEYARD BLOCK
- VINE ROWS & ROW DIRECTION
- EXISTING VINEYARD BLOCK < 5% SLOPES
- NOT A PART
- HABITAT CONSERVATION AREA FOR DEVELOPMENT ON APN 032-030-071
- COUNTY DEFINITION STREAM
- STRAW WATTLE SEDIMENT BARRIER
- WATERBAR
- ROCK ENERGY DISSIPATOR
- ROCK FILLED BENCH
- PHOTO LOCATION AND DIRECTION

**NOTES:**

1. ALL CLEARING LIMITS SHALL BE MARKED BY THE ENGINEER OR SURVEYOR PRIOR TO CONSTRUCTION AND TEMPORARY CONSTRUCTION FENCING (ORANGE FENCING OR EQUIVALENT) SHALL BE INSTALLED ALONG THE CLEARING LIMITS PRIOR TO ANY LAND PREPARATION ACTIVITIES. THE TEMPORARY CONSTRUCTION FENCING SHALL BE ADJUSTED AROUND THE CANOPY OF ANY TREES THAT ARE TO REMAIN OUTSIDE OF THE CLEARING LIMITS WITH CANOPY THAT OVERHANGS INTO THE CLEARING LIMITS TO KEEP LAND PREPARATION ACTIVITIES OUTSIDE OF THE TREE CANOPY AREA.
2. ALL STREAM SETBACKS SHALL BE VERIFIED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. TRACK WALK ENTIRE DISTURBED AREA. SEE SURFACE ROUGHENING DETAIL, SHEET C6.
4. ALL TEMPORARY STAGING, STOCKPILE AND PARKING AREAS SHALL BE WITHIN THE PROPOSED DEVELOPMENT AREAS. NO STAGING, STOCKPILING, PARKING OR OTHER LAND DISTURBANCE SHALL OCCUR OUTSIDE OF THE PROPOSED DEVELOPMENT AREAS.
5. ALL EROSION CONTROL MATERIALS SHALL BE FREE OF PLASTIC MONOFILAMENT SO THAT SMALL WILDLIFE WILL NOT BECOME ENTANGLED.
6. ALL WATER LINES ARE TO BE ROUTED WITHIN THE PROJECT LIMITS FROM EXISTING IRRIGATION SYSTEMS IN ADJACENT VINEYARD AREAS. NO NEW WATER LINES OUTSIDE OF THE PROJECT AREA ARE PROPOSED.

**SITE PHOTOGRAPH NOTES:**

REPRESENTS APPROXIMATE LOCATION AND DIRECTION OF ISOMETRIC VIEW OBTAINED FROM GOOGLE EARTH IMAGERY DATED AUGUST 2023. SEE PHOTOGRAPHIC DOCUMENTATION OF EXISTING SITE CONDITIONS FOR THE KELLER YOUNTVILLE VINEYARD LLC VINEYARD DEVELOPMENT EROSION CONTROL PLAN FOR PHOTOGRAPHS AND DESCRIPTIONS.

**EROSION CONTROL PLAN - BLOCKS B & C**  
 SCALE: 1" = 50'

**KELLER YOUNTVILLE VINEYARD LLC**  
**VINEYARD DEVELOPMENT EROSION CONTROL PLAN**  
**EROSION CONTROL PLAN - BLOCKS B & C**

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: Power/CAD LLC

CHECKED BY: MRM

DATE: AUGUST 7, 2025

REVISIONS: BY: 3/14/2025 YMS PERMIT SUBMITTAL

1. 6/25/2025 YMS RESPONSE TO COMMENTS

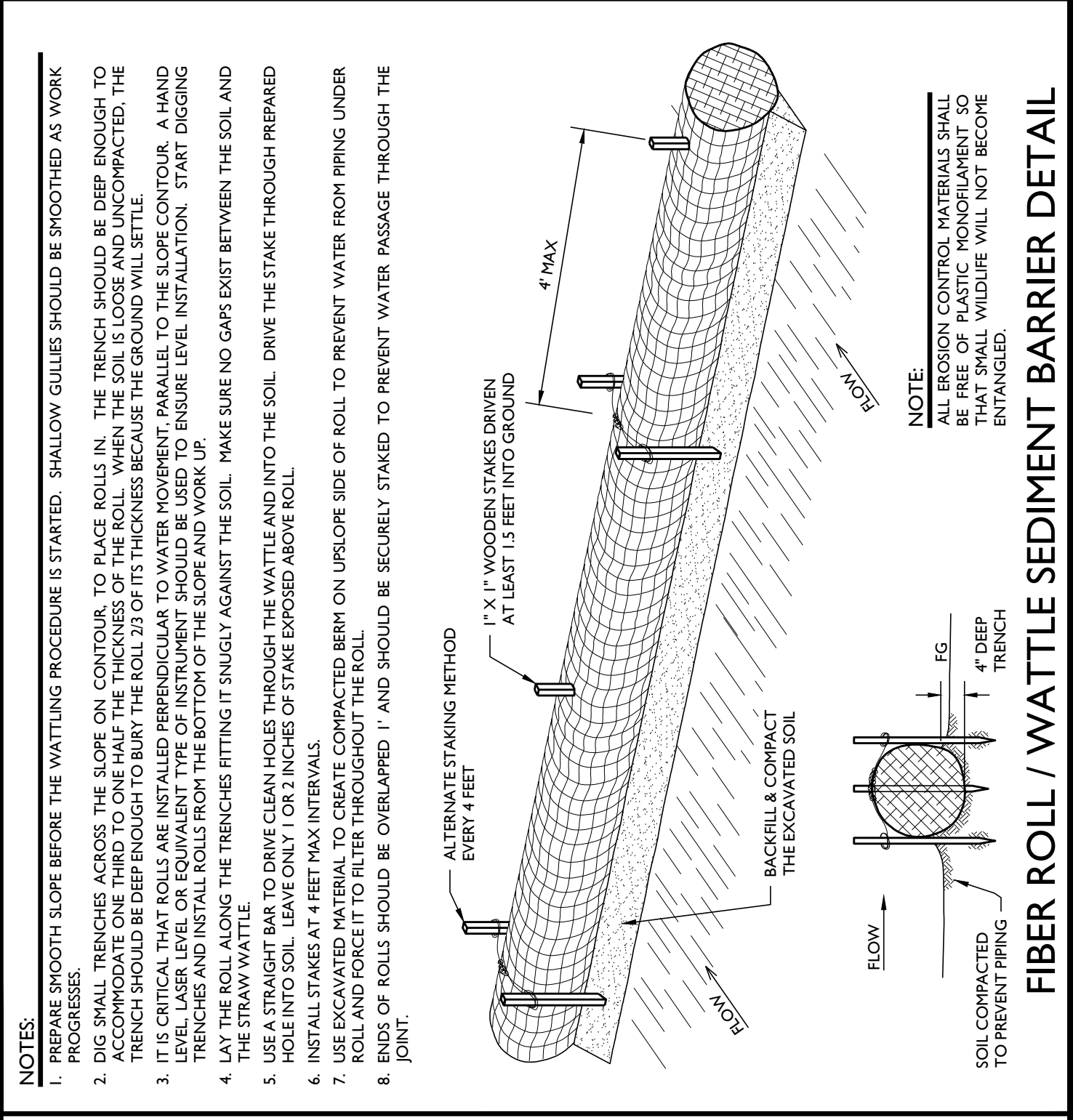
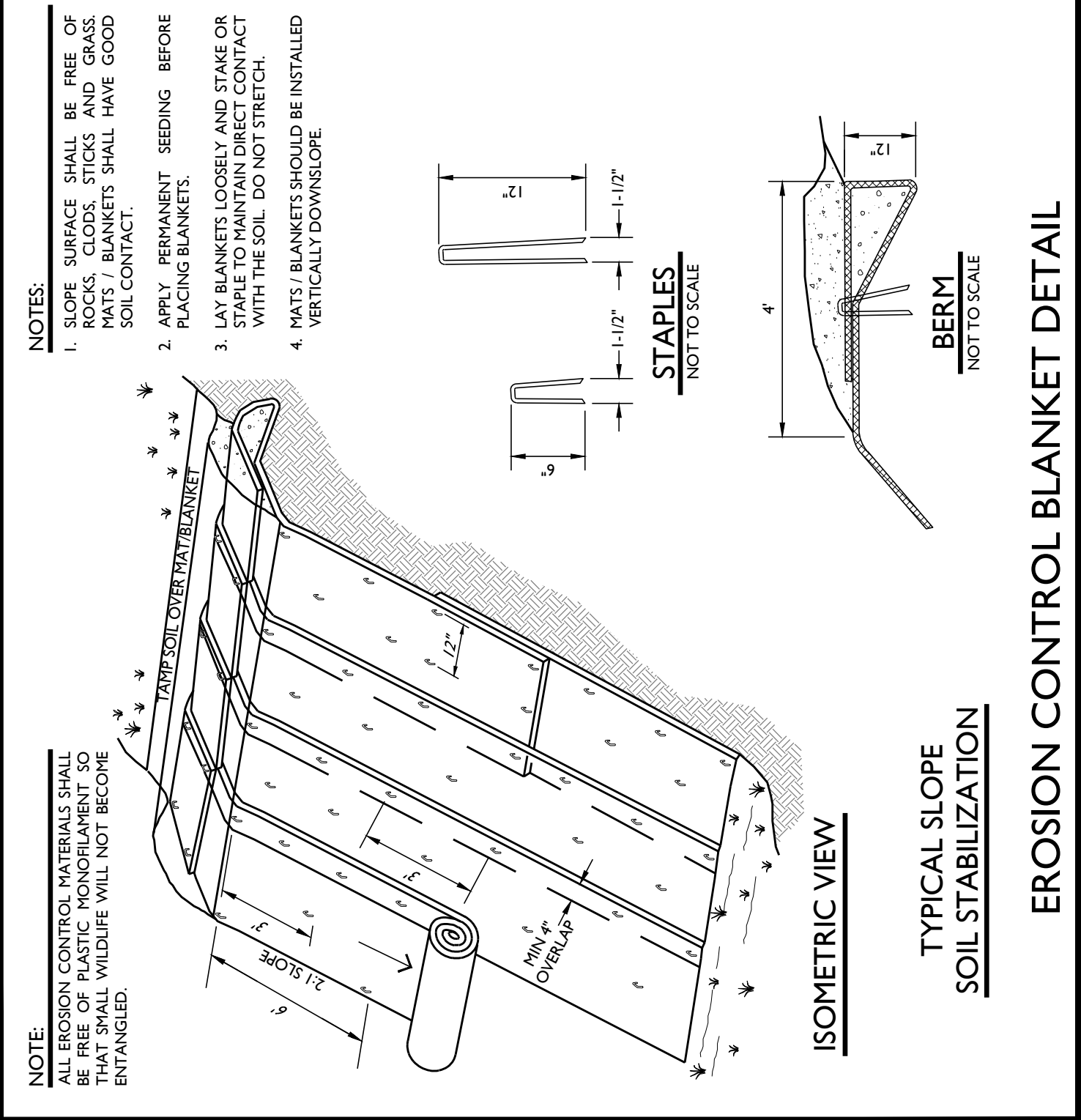
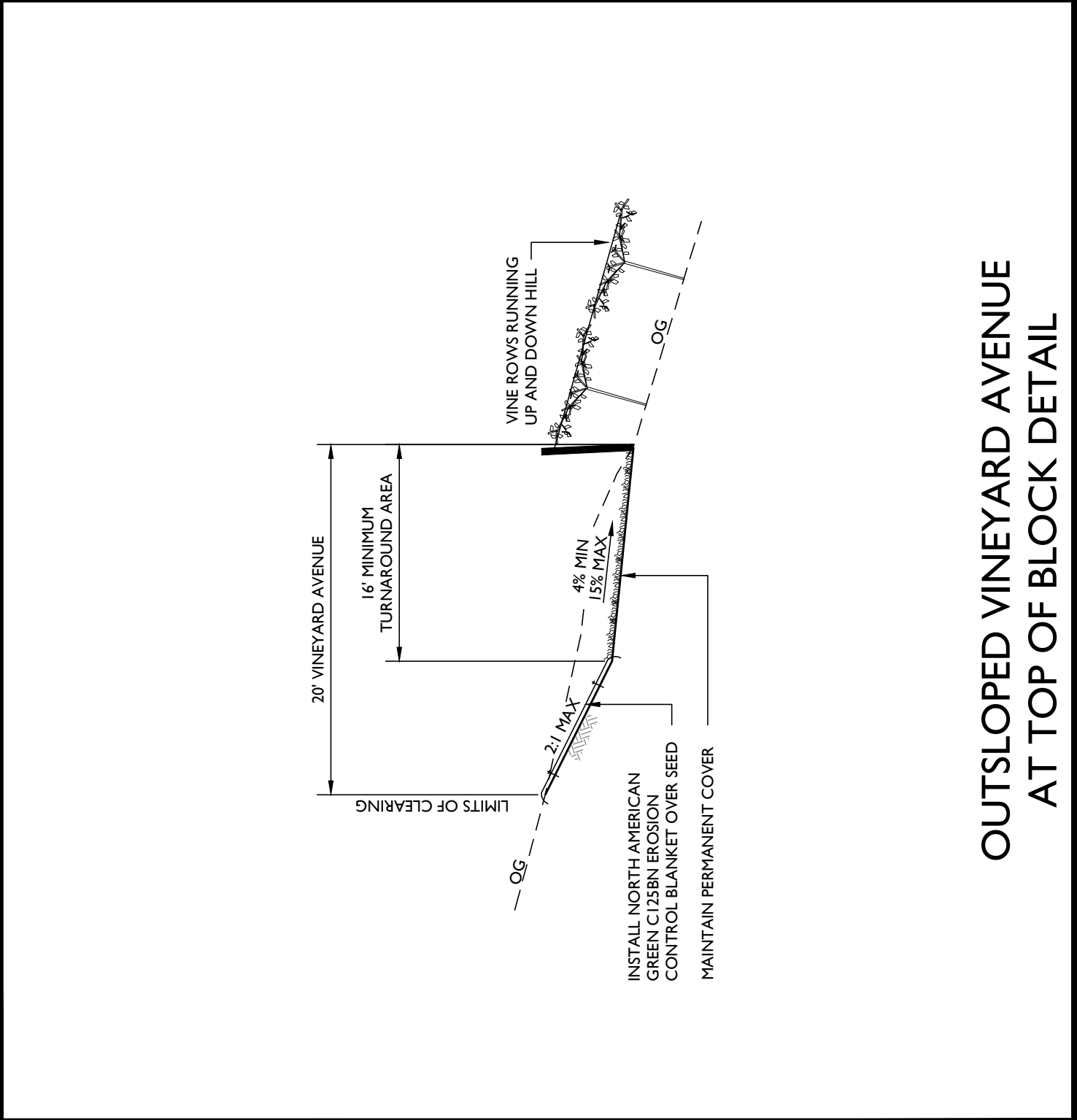
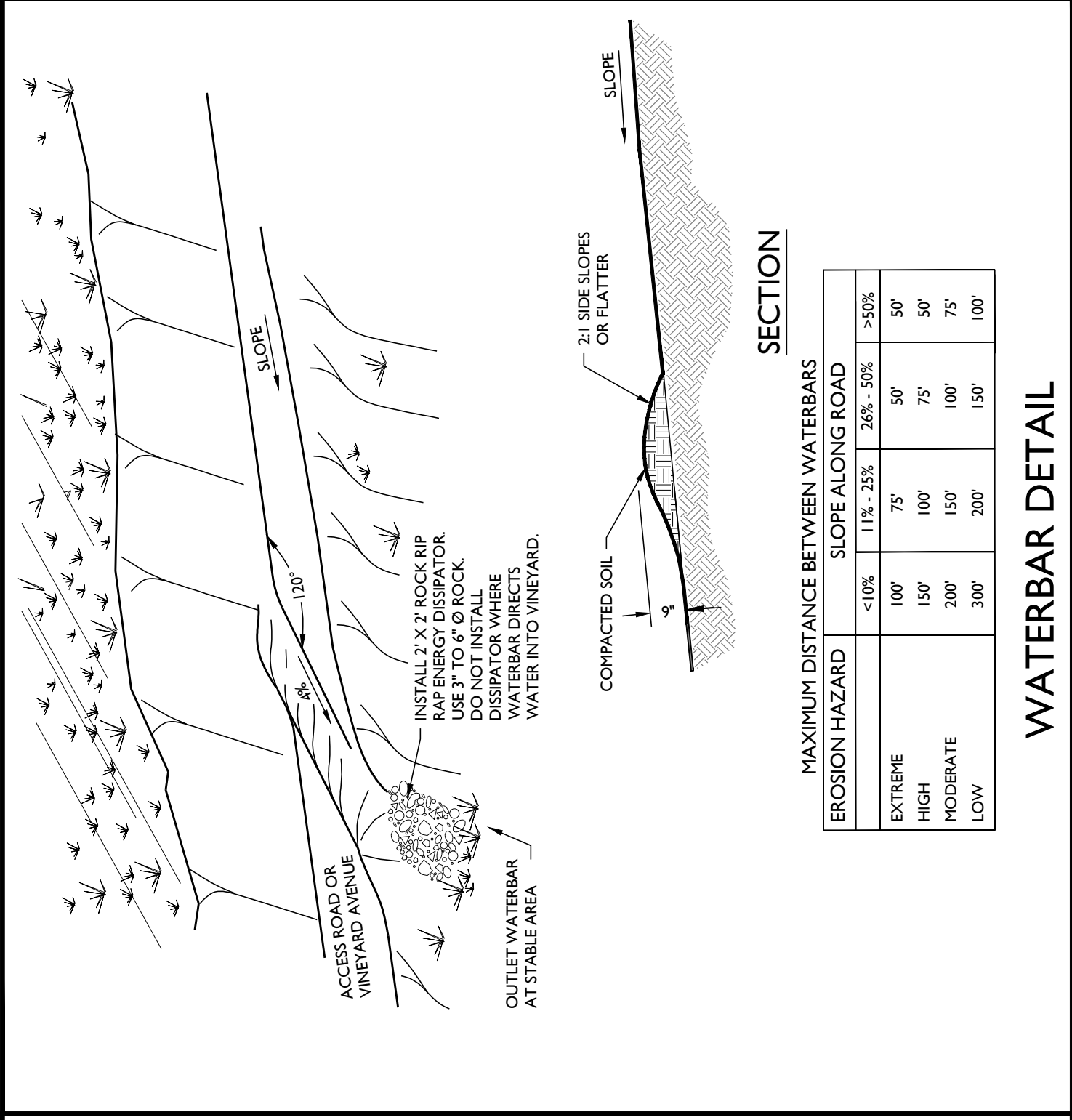
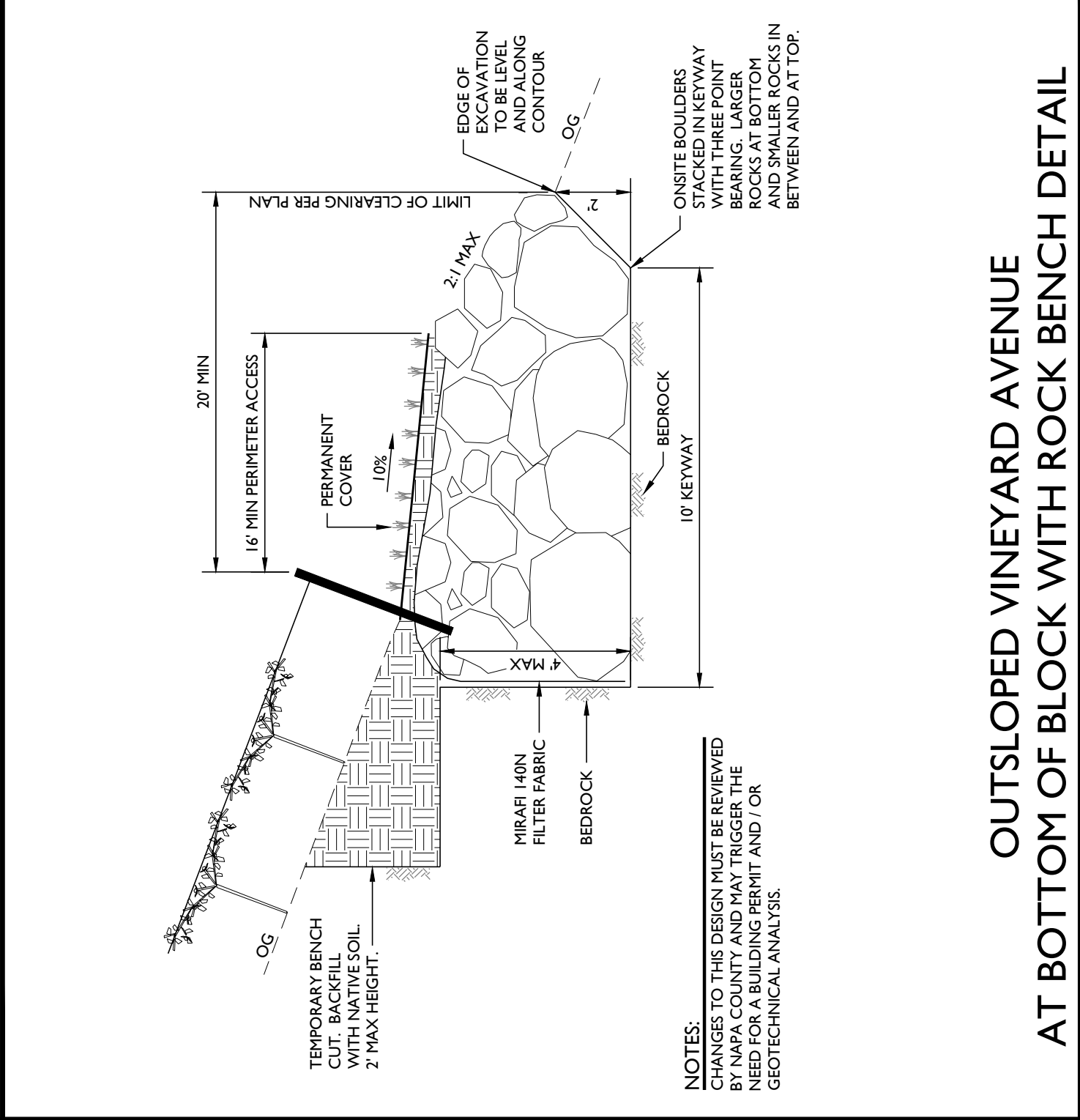
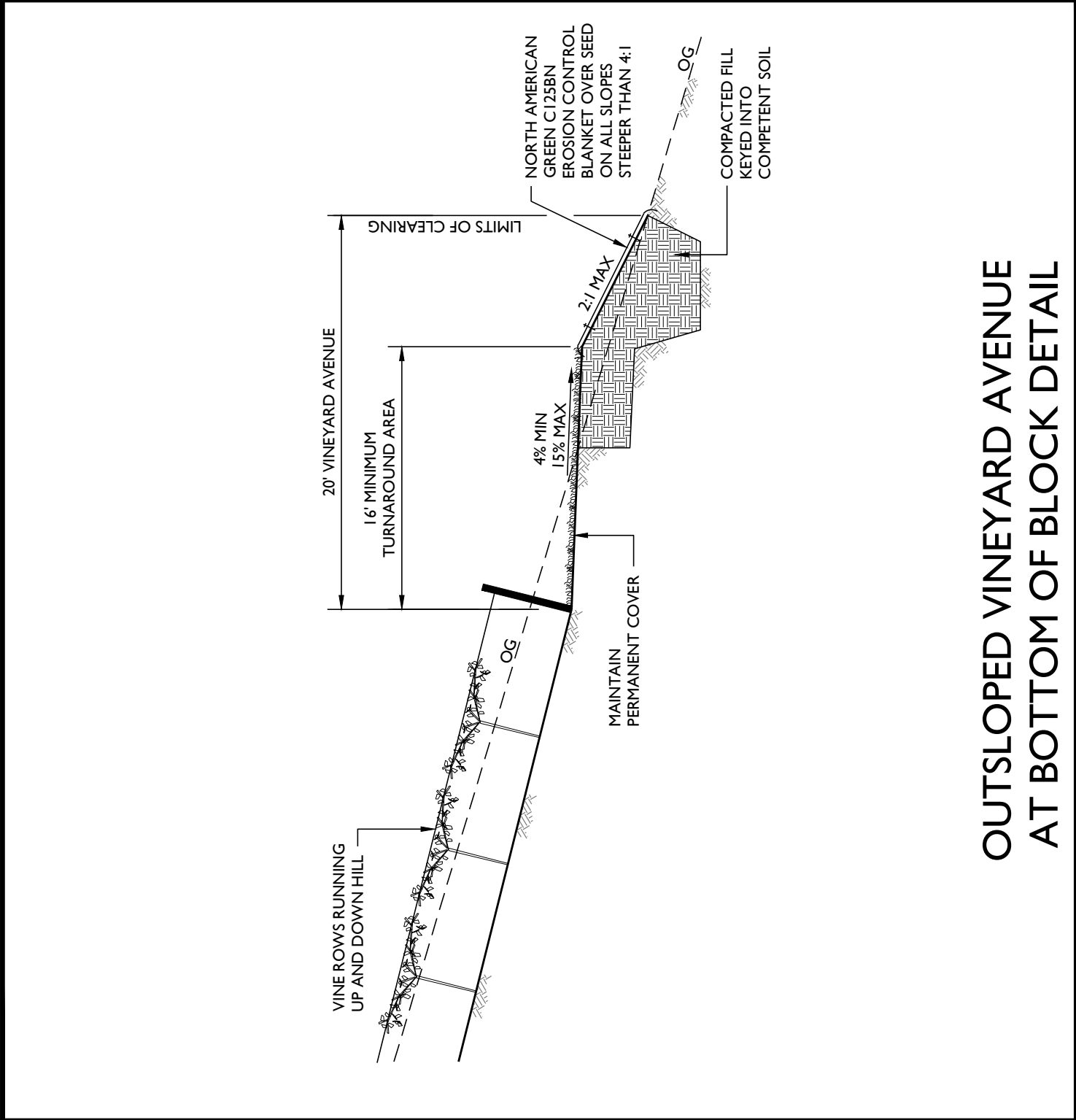
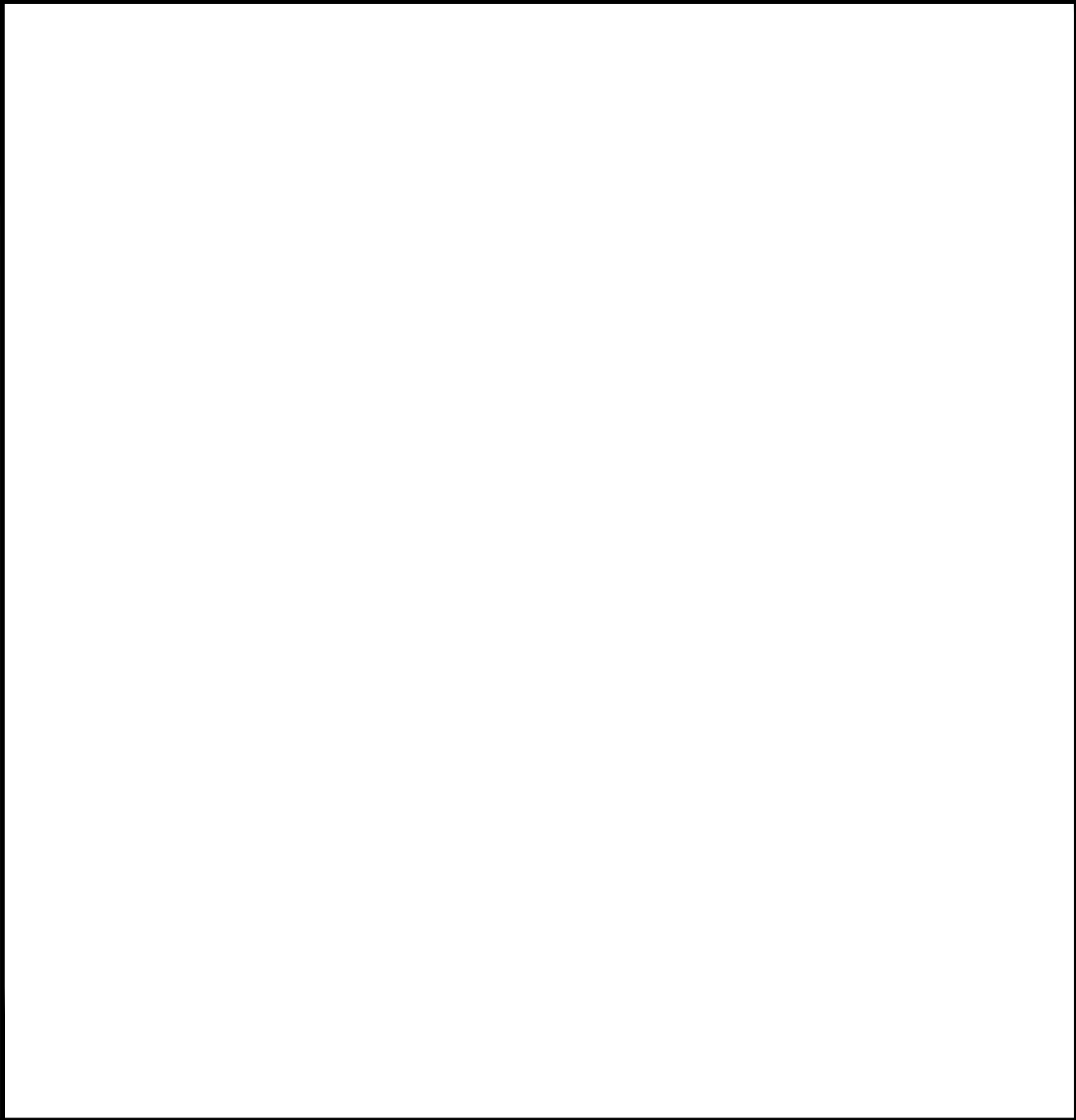
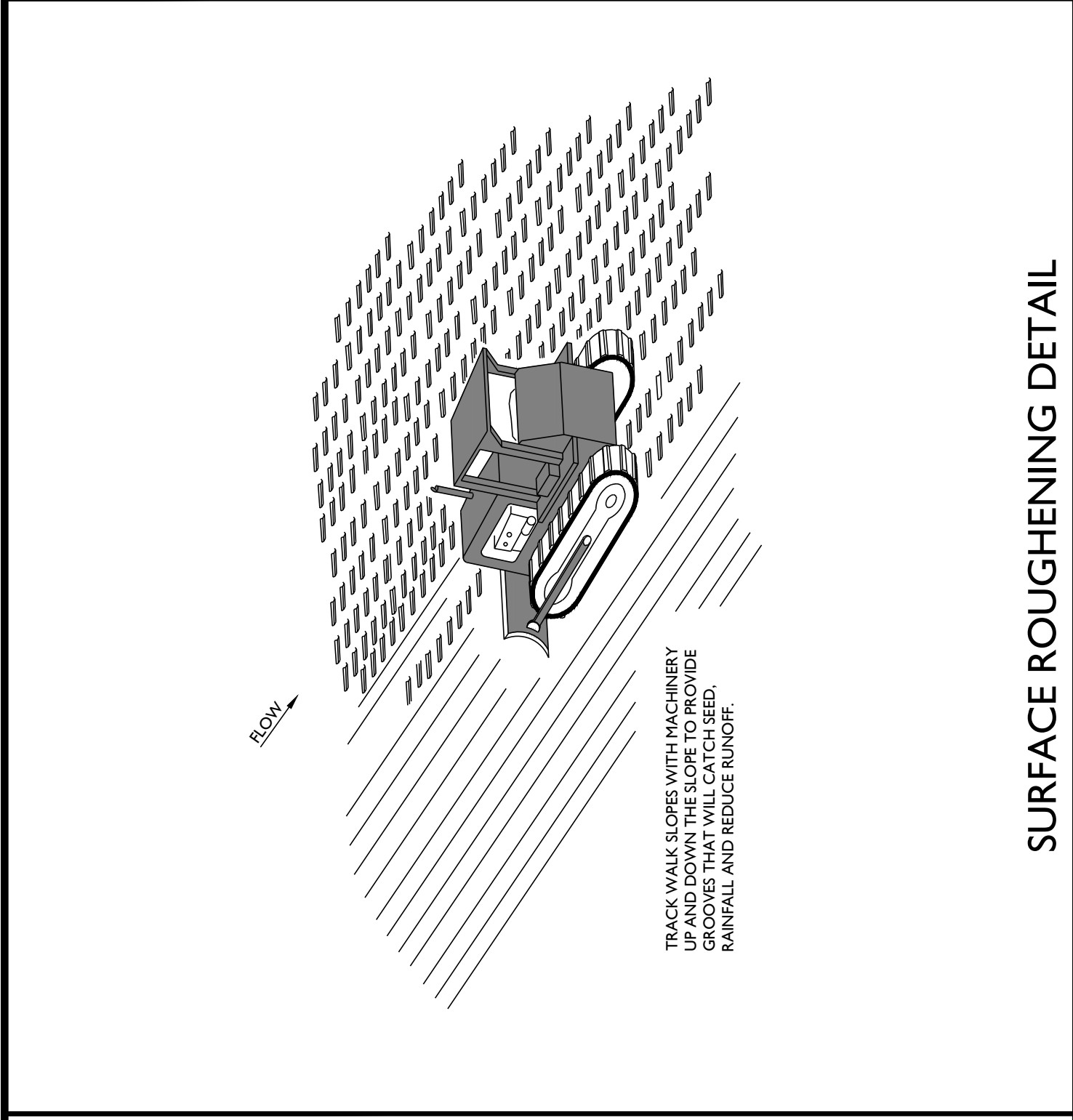
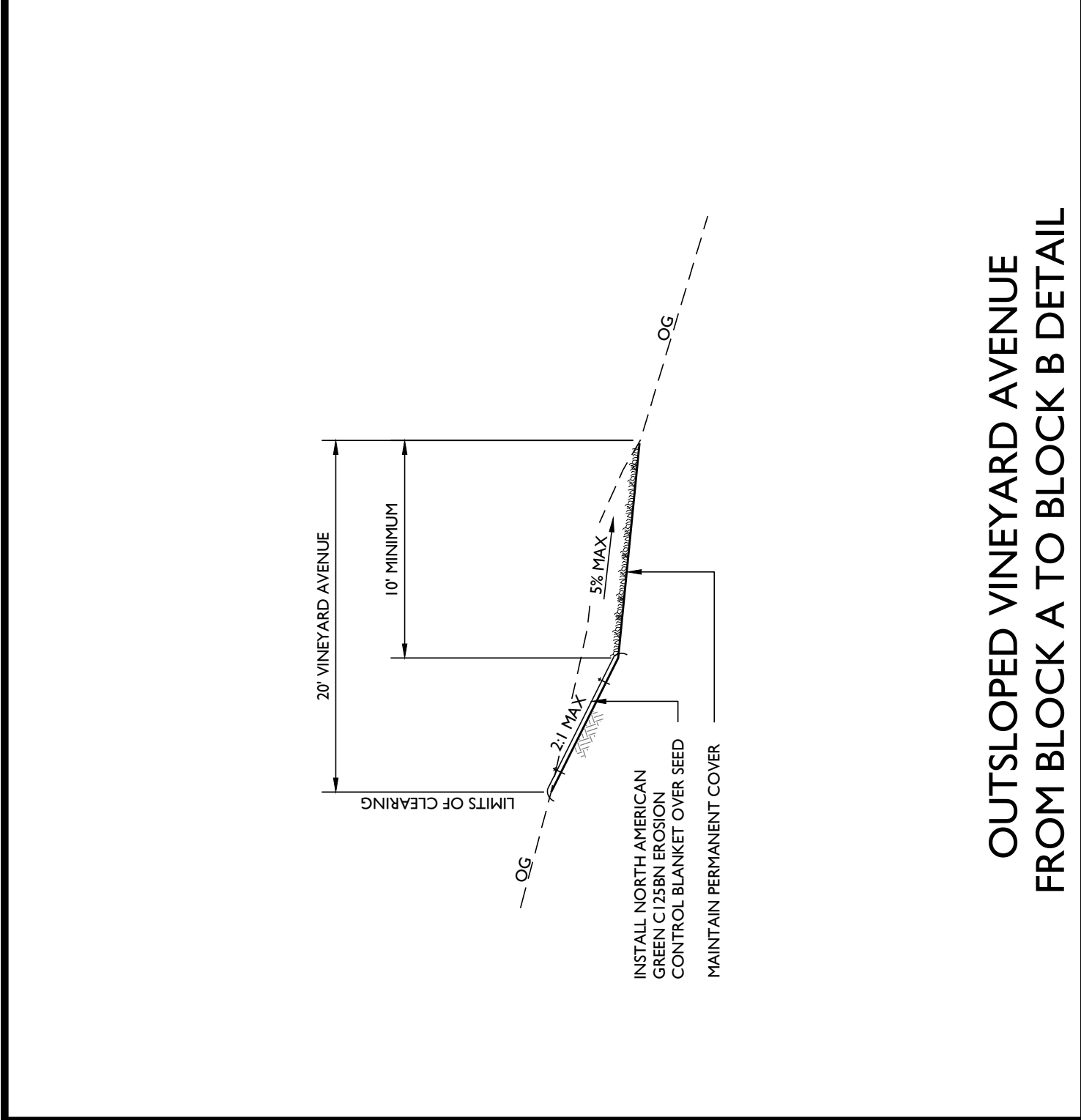
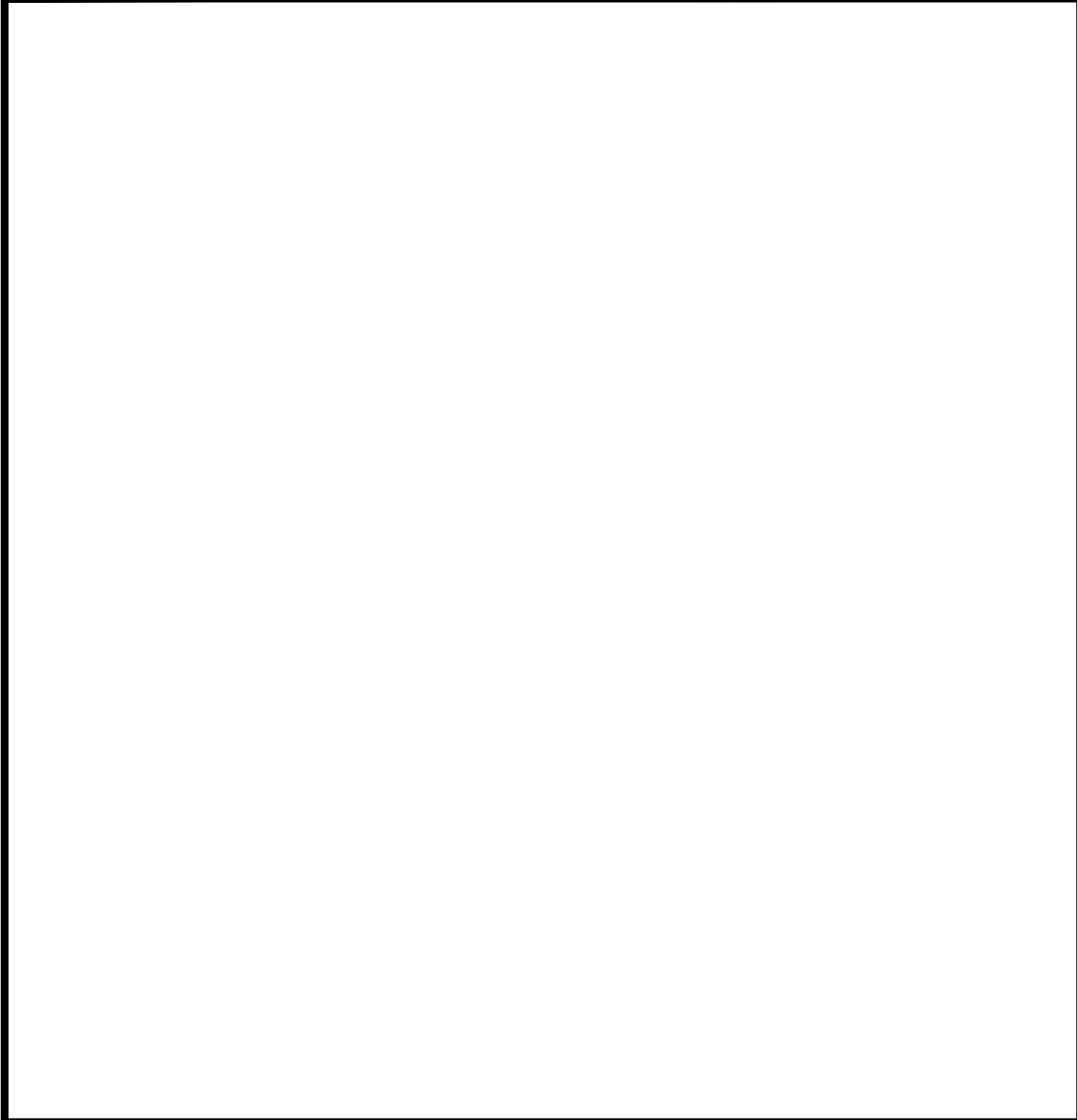
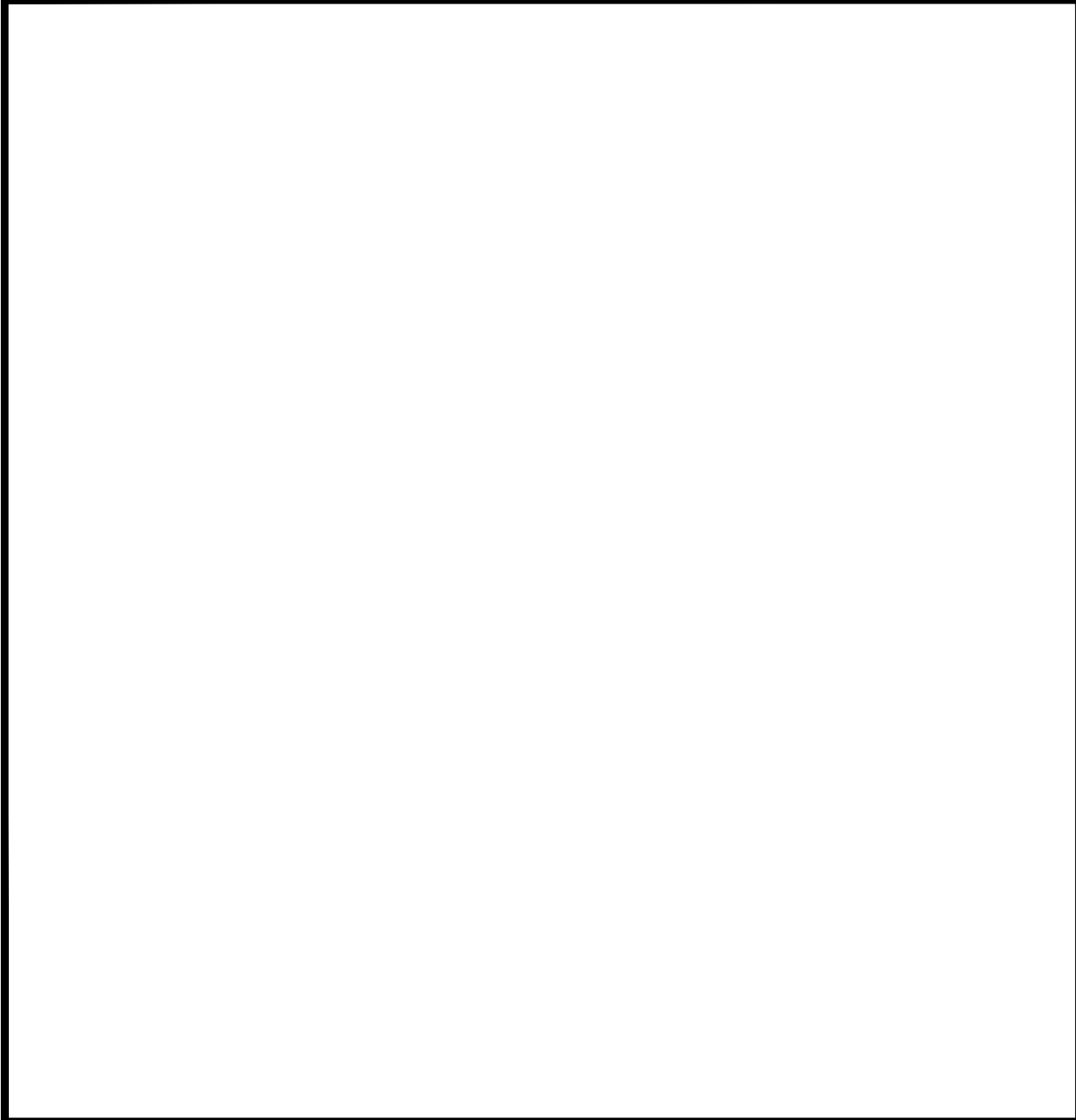
2. 8/7/2025 YMS RESPONSE TO COMMENTS

JOB NUMBER: 23-123

FILE: 23-123ECP-PLAN.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C5



PREPARED UNDER THE DIRECTION OF:

DRAWN BY: Power-CAD LLC  
 CHECKED BY: MRM  
 DATE: AUGUST 7, 2025  
 BY: YMS  
 3/14/2025  
 PERMIT SUBMITTAL  
 6/25/2025  
 YMS  
 RESPONSE TO COMMENTS  
 8/7/2025  
 YMS  
 RESPONSE TO COMMENTS

JOB NUMBER: 23-123  
 FILE: 23-123ECP-DETAILS.DWG  
 ORIGINAL SIZE: 24" X 36"  
 SHEET NUMBER: C6