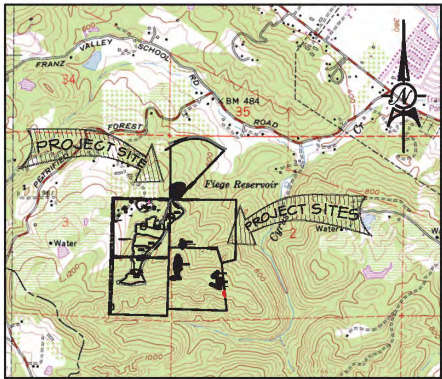




PORTION OF CALISTOGA 7.5 MIN. QUAD MAP

Vicinity Map

1" = ±2000'

Narrative

This project is the new planting of approximately ±4.79 gross acres (±3.66 net acres) of vineyard within APN 020-430-005, 020-430-006, 020-430-018, 020-430-019 and 020-430-027 five parcel totaling ±182.78 acres located at 263 Petrified Forest Road, Calistoga. Within the parcel boundaries are residences, outbuildings, winery, water storage tanks and access roads, ±14.9 acres of existing vineyard and ±165.0 acres of tree canopy, brush, and resident grasses. Primary access is from Petrified Forest Road.

Existing ground slopes in the project area range from 12% to 35%, averaging 20%, with slopes over 30% being confined to small areas (totaling ±0.21 acres) within the vineyard blocks. Blocks will be planted with a vinerow spacing of 6' oriented generally perpendicular to contours. A new drip irrigation system will be installed with the existing water tanks and existing well #3 as the water source. Water use on the new vineyard is expected to be ±1.92 af per annum.

There is one County definition stream within project area. Setbacks have been provided pursuant to Napa County Conservation Regulations. The projects drains toward Cyrus Creek thence the Napa River and is within the Cyrus Creek subwatershed.

The Biological Resource Survey prepared by Northwest Biosurvey, July 19, 2023, revealed no special stauts plants or animal species which will be impacted by this project.

There is no known cultural sites found with in the block areas, based on study by Tom Origer & Associates, Oct. 13, 2023.

Soils within the block boundaries have been classified in the USDA Soil Conservation Service's, Napa County Soil Survey, as SCS #101-Aiken loam, SCS #111-Boomer Forward-Felta complex, SCS #140-Forward gravelly loam and SCS #175-Rock outcrop.

Staging Area will be located by existing Block B, Block D and proposed Block 18.

Chemical Mixing Area will be located by existing Blocks C and E. The chemical storage area is at 1400 Tubbs Lane and mixed on site, chemicals used do not need a closed mixing system per the vineyard manager. (Clark Vineyard Management Inc.).

Vegetation Removal consists of resident grasses, brush and scattered trees as shown on the plan sheets. All organic material to be burned and/or chipped shall be stacked at strategic locations within the cleared areas. Burning of the organic material shall only take place after obtaining approval from all the governing agencies.

Ground Preparation shall include removal of vegetation and rocks, ripping, disking and incorporation of soil amendments. Ripping shall be to a maximum depth of 24" within block boundaries, perimeter avenues/turnspaces shall not be disked or ripped. Rocks shall be used for local landscaping, and/or erosion control features, and/or they may be crushed and used as surfacing for existing traffic areas, and/or they may be off-hauled to a properly permitted disposal site (Vulcan Materials Company or Mark West Quarry, and/or they may be placed in existing rock disposal areas (provided that the footprint is not enlarged).

Wildlife Exclusion Fence may be installed around the proposed vineyard blocks as shown on the plan sheet, with gates and/or cattle guards provided at convenient locations. For convenience, the fence may be routed around trees and other imposing physical features; existing fence may remain in place, except that existing fence within proposed vineyard blocks shall be removed.

Temporary Erosion Control Measures consist of the installation of fiber rolls and the application of straw mulch where seeding occurs. The installation of fiber rolls shall be completed in accordance with the appropriate detail along the contours at locations shown on the plan and prior to the rainy season at the end of years P-1 and P and after fallow years. They shall be left in place through the winter after planting after which they may be removed. A straw mulch cover shall be applied over all open and/or disturbed and seeded areas at the rate specified in the Project Notes.

Permanent Erosion Control Measures consist of the following:

1) Construction and repair of water bars where shown on the plan and round vineyard areas as needed in accordance with the appropriate detail.

2) Repair and maintenance of all culverts and ditches along roads and in and round vineyard areas.

3) Construction of diversion ditches, where shown on the plan in accordance with the appropriate detail.

4) A winter cover crop shall be seeded and mulched within the new vineyard area in year P-1. A permanent no-till cover crop shall be planted within the Blocks in the fall immediately after planting (refer to cultivation chart under Project Notes). This permanent cover crop may be mowed and spot sprayed around each of the vines using springtime applications of "contact" sprays (see Project Notes, Maintenance): NO PRE-EMERGENT SPRAYS SHALL BE USED. Backpack sprayers may be used to spray around the vines as needed. As a normal cultural practice, no disking, ripping or other tillage shall take place after the vineyard has been planted. A minimum ground cover of 80% or greater will be obtained each winter. From time to time (every three or four years), it may be necessary to disk the vine rows in order to open up the ground or to re-establish proper ground cover. Should this be necessary, Napa County PBES and the plan preparer shall be notified, and work shall proceed as prescribed in Napa County Conservation, Development and Planning Department guidelines, dated April 8, 2004, entitled "Protocol for Replanting/Renewal of Approved Non-Tilled Vineyard Cover Crops".

5) Implementation and adherence to the Annual Winterization program presented in the Project Notes.

Costs: The total cost of all erosion control measures is estimated to be \$5000-8000/acre including equipment, materials, and labor.

The project site was visited by the plan preparer in September 2023 to inspect the site for potential erosion problems, and determine proper mitigation.

FULTON RANCH VINEYARD 263 PETRIFIED FOREST ROAD EROSION CONTROL PLAN FOR NEW VINEYARD

Project Notes

APN & Owner: 020-430-018

Parkway Plaza Venture
768 West H Street
Benicia, CA 94510

020-430-019

Diamond Mountain Investors 1031 LLC C/O
Becky J Kukkola & Dirk A Fulton
2158 Columbus Pkwy
Benicia, CA 94510

020-430-027

Parkway Plaza Venture
768 West H Street
Benicia, CA 94510

Site Address: 263 Petrified Forest Road, Calistoga

Contact: Dirk Fulton @ (707) 749-9003
555 First Street, #303
Benica, CA 94510

Drew L. Aspegren, P. E. @ 963-4927
Napa Valley Vineyard Engineering, Inc.
176 Main St., Suite B
St. Helena, CA 94574

Mapping: Napa County GIS Data Base (2002), Tetra Tech (2018)

Implementation Schedule: Work may begin during the first growing season after project approval and may be completed over several years. Preplant and planting year operations may be conducted over two growing seasons or they may be conducted during the same year. The work will be scheduled as follows:

Year P-1 April 1 thru Oct 1	Clearing, rock and root removal, stacking vegetation for burning or other disposal, disking, incorporating soil amendments, installing permanent erosion control measures prior to vineyard layout, staking and installation of drip system, installing temporary erosion control measures. Winterization, consisting of seeding and mulching, shall be completed by October 15, or by the end of any extension of time granted by Napa County PBES.
Rainy Season Oct 16 thru Mar 31	Maintain erosion control measures, burning as allowed by government agencies.
Fallow Seasons April 1 thru Oct 15	Mow cover crop, seed and mulch as required to reestablish cover crop in the field.
Year P April 1 thru Oct 15	Complete unfinished pre-plant operations. Plant vineyard and begin cultural practices (refer to cultivation chart below). Maintain all erosion control features.

Cover Cropping and Cultivation Practices

Year	Cultivation during growing season	Cover Crop, planted at end of growing season
Pre-plant (P-1)	rip and disk	winter cover crop
Fallow Year	mow	winter cover crop
Planting (P)	full till	permanent cover crop
P+1 Forward	no-till	permanent cover crop

All ground disturbing activities shall be completed by October 1 of each year, and all erosion control measures shall be in place by October 15, or by the end of any extension of time granted by Napa County PBES.

Seeding Requirements: All exposed or disturbed soils shall be seeded. Seed and fertilizer shall be applied hydraulically or broadcast at the rates specified below:

Annual Cover Crop	Barley: vns	45%
Lockwood Seed	Ryegrass:annual	45%
EC Mix @ 100lb ac.	Crimson Clover	10%
Permanent Cover Crop	Molate Fescue	50%
"Little 3" Mix @ 100lb ac.	MokelimeFescue	25%
	Idaho Fescue	25%

Fertilizer : Ammonium phosphate sulfate (16-20-0) 200-240 lbs/ac

An alternate seed mix and/or fertilizer may be used after review and approval by Napa County PBES.

Straw Mulch shall be spread over all disturbed and seeded areas. The mulch shall be spread mechanically or by hand at the rate of 2 tons/acre.

As an alternate to seeding and mulching, the vineyard may be hydro-seeded using the same mix and fertilizer at the rates specified above.

Fiber Rolls shall be installed at the locations shown on the plan in accordance with the appropriate detail. Fiber Rolls shall be maintained through the winter after planting, after which it may be removed.

Water Bars shall be constructed where shown on the Plan in accordance with the appropriate detail. Water bars shall remain as permanent structures and shall be reshaped as necessary prior to each rainy season.

Diversion Ditches shall be constructed at the locations shown on the plan. Ditch flowline shall be sloped to drain at 4 to 6%. Ditches shall remain as permanent structures.

Maintenance: Cover cropping and cultivation shall be implemented as described in the Narrative (Permanent Erosion Control Measures) and elsewhere in the Project Notes (Cover Cropping and Cultivation Practices).

Annual Winterization: shall be completed by October 15 each year, or by the end of any extension of time granted by Napa County PBES, and shall include the following:

- The condition of the non-tilled cover crop, including those areas outside the vineyard, and the suitability and effectiveness of the seed mix and fertilizer shall be evaluated. Weak areas shall be reseeded as necessary; if addition of soil amendments in indicated, they shall be incorporated and those areas shall be seeded and mulched.
- All roadside ditches, infield diversions shall be cleaned, repaired and reshaped as necessary.
- All diversion ditches and turnspaces which are not rocked or paved shall be seeded, fertilized and mulched, and they shall remain undisturbed throughout the rainy season.
- All existing erosion control and drainage features shall be inspected, cleaned, and repaired as necessary.

All existing erosion control features and drainage shall be inspected and cleaned, or repaired as necessary. All erosion control measures shall be inspected after each storm event, and repairs shall be promptly performed.

Special Notes - Existing Facilities

Contractor shall determine exact location of all existing facilities and other obstructions prior to beginning of work, and shall be responsible for their safekeeping during the course of work.

Contractor shall be responsible for the location of all utilities in the work area, and shall be responsible for their safekeeping during the course of work.

Some underground utilities and facilities can be located by underground services alert (U.S.A.) call 1 (800) 642-2444, or 811 at least forty eight (48) hours before all work operations.

Contractor shall locate all existing utilities, storm drains, and shall make all efforts not to damage them during the course of construction. Should damage occur, owner or engineer shall be notified and repairs shall be made immediately. In no case shall damage pipelines be allowed to remain unrepaired overnight.

SHEET INDEX

- TITLE SHEET
- ECP & DETAILS
- VEGETATION PRESERVATION MAP
- ROAD & IRRIGATION MAP

Legend

(0.52)	AREA & ACREAGE WITH SLOPES GREATER THAN 30%
	BLOCK BOUNDARY AVENUE/TURNSPACE VINEROWS
②	DETAIL 2
	DIVERSION DITCH
(E)	EXISTING
	FIBER ROLL
MSB	MINIMUM SETBACK
P	PLANTING YEAR
PBES	PLANNING, BUILDING AND ENVIRONMENTAL SERVICES
	PROPERTY LINE APPROXIMATE LOCATION
	ROAD, EXISTING
(RDA)	ROCK DISPOSAL AREA
SCS	SOIL CONSERVATION SERVICE
(139)	SCS SOIL MAPPING UNIT
	SCS SOIL TYPE BOUNDARY
	STREAM SETBACK BOUNDARY LINE
	WATER COURSE W/TOP OF BANK
	WATER BAR
	WILDLIFE EXCLUSION FENCE (E)
	WILDLIFE EXCLUSION FENCE, PROPOSED

FULTON RANCH VINEYARD 263 PETRIFIED FOREST ROAD EROSION CONTROL PLAN FOR NEW VINEYARD

Napa Valley Vineyard Engineering, Inc.

176 Main St., Suite B
St. Helena, CA 94574
(707) 963 4927



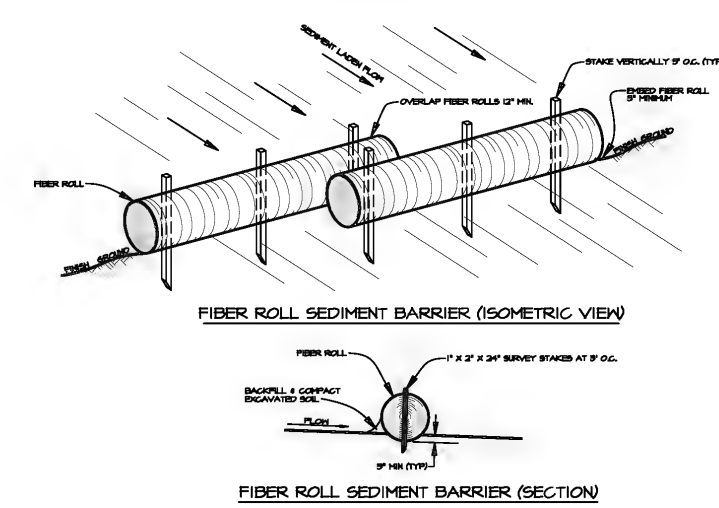
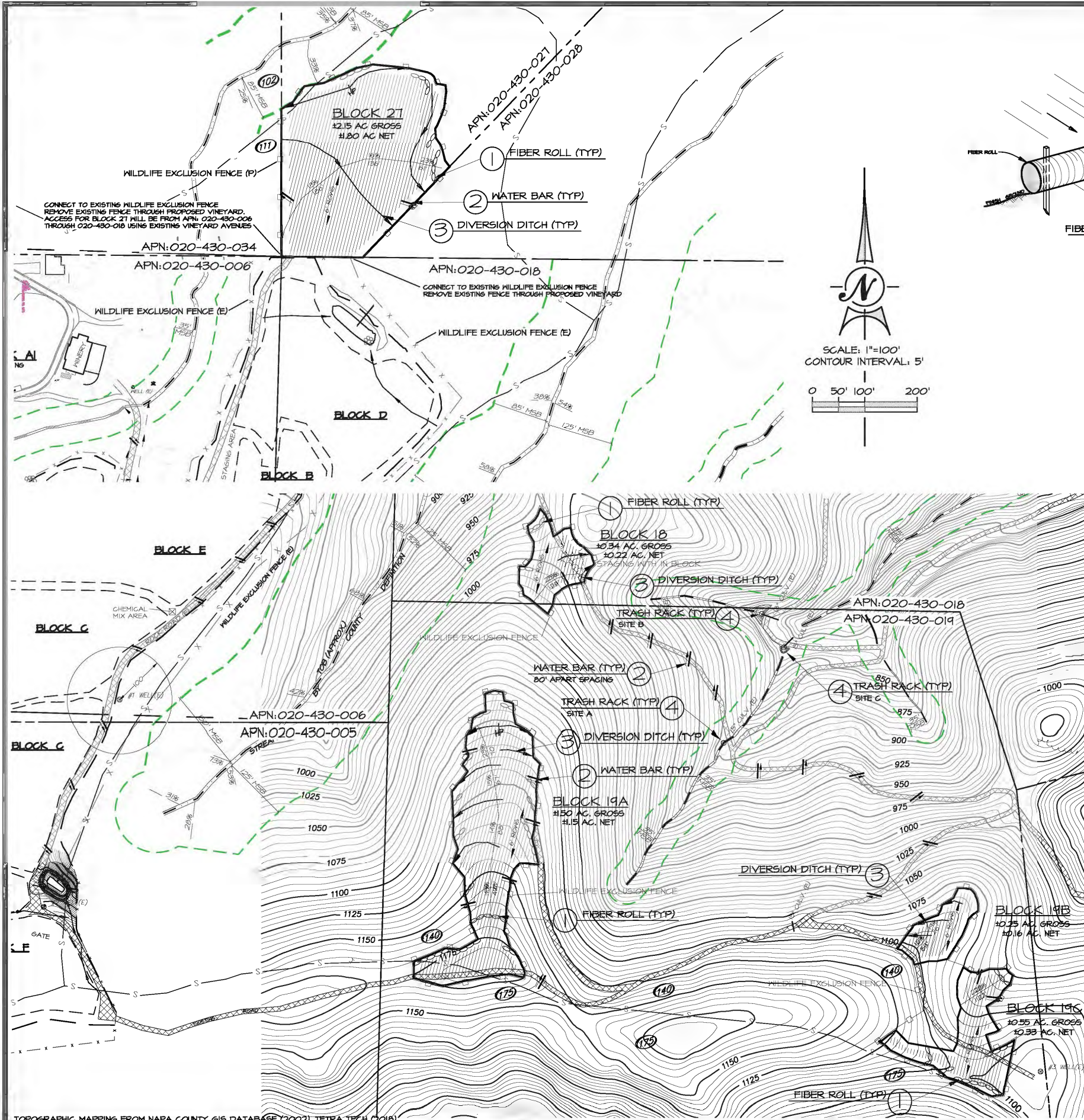
DREW L. ASPEGREN, PE
R.G.E. 31418

October 25, 2023

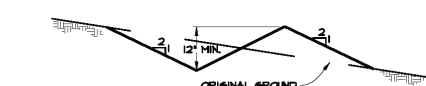
DATE

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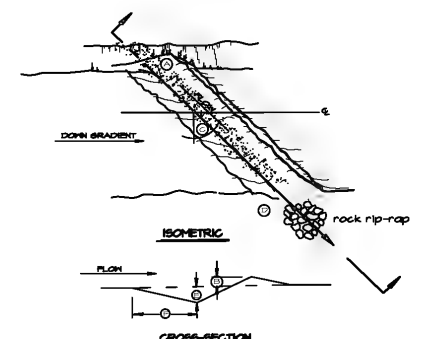
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REV. 4	2-19-25	REVISED PER NAPA COUNTY COMMENTS ON 1-22-25 BY DLA 2-19-25
REV. 3	12-20-24	REVISED PER NAPA COUNTY COMMENTS ON 11-5-25 BY DLA 12-20-24
REV. 2	10-1-24	REVISED PER NAPA COUNTY COMMENTS ON 9-30-24 BY DLA 10-1-24
REV. 1	5-2-24	REVISED PER NAPA COUNTY COMMENTS ON 12-14-23 BY DLA 5-2-24



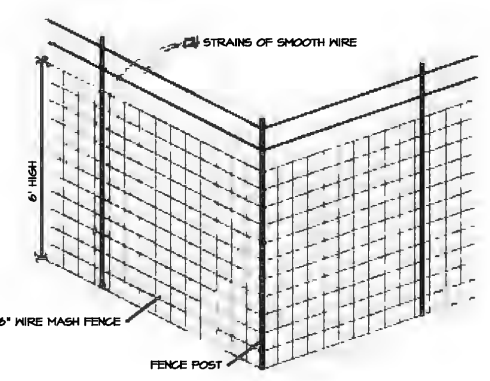
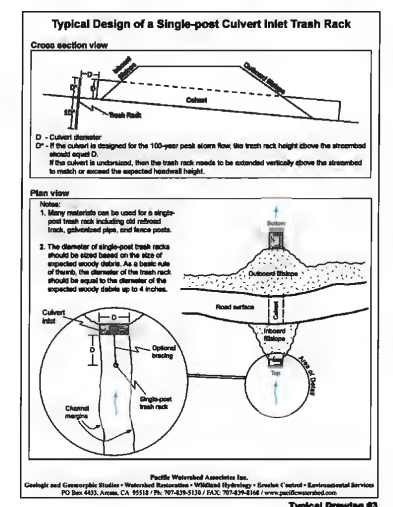
① FIBER ROLL
N.T.S.



- NOTES:**
1. FLOWLINE SLOPE SHALL BE 2-4%.
 2. DIVERSION DITCHES SHALL BE SEED, MULCH & COVERED PLASTIC NETTING WHICH SHALL BE SECURELY ANCHORED IN PLACE.
 3. PLACE ROCK RIP-RAP AT END OF DIVERSION DITCH.



- NOTES:**
1. Waterbar construction for little or no traffic. Specifications are average and shall be adjusted to conditions.
 2. Tie-in to bank if appropriate.
 3. Cross drain berm height: 4" to 6" above the roadbed.
 4. Angle drain 30° to 45° degrees downgrade with road centerline.
 5. Outfall structure as shown in plan.
 6. Depth minimum 6".
 7. 3" to 4".



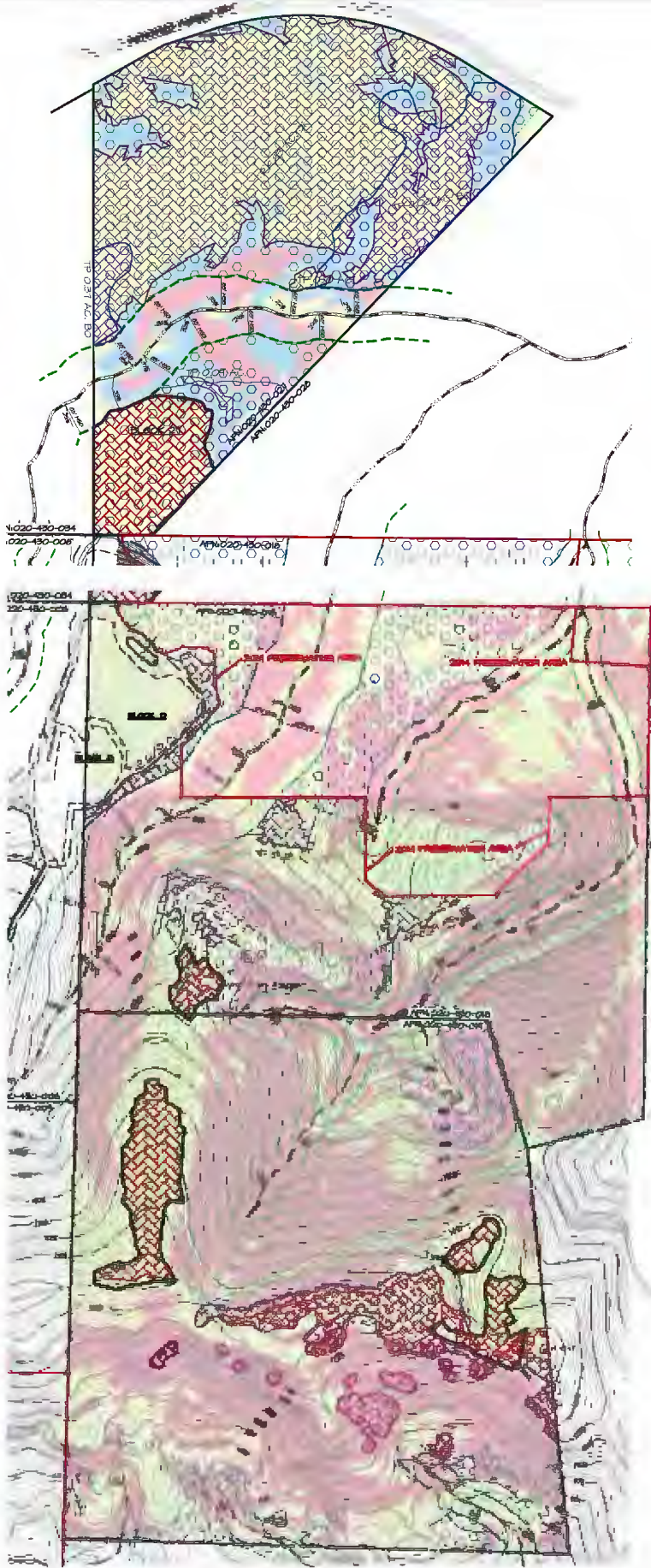
PARCEL 027

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	1:1	3:1	Light Green	1.0
2	2:1	4:1	Light Blue	1.0
3	3:1	5:1	Light Yellow	1.0
4	4:1	6:1	Light Purple	1.0

PARCEL 018 & 019

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	1:1	3:1	Light Green	1.0
2	2:1	4:1	Light Blue	1.0
3	3:1	5:1	Light Yellow	1.0
4	4:1	6:1	Light Purple	1.0

NOTES:
PROJECT WILL BE UTILIZING THE ONE TIME EXEMPTION FROM THE WATER QUALITY & TREE PROTECTION ORDINANCE #1433 FOUND IN SECTION 17.
TREE CANOPY IS BASED ON THE BIO SURVEY.

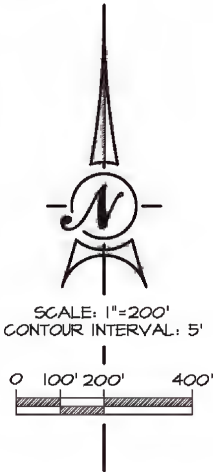


PARCEL: 020-430-027

Legend for Parcel 020-430-027:

- Proposed New Vineyard Area
- Stream Bedrock
- Tree Canopy Area
- Tree Preservation Area with 30% slopes or less outside setbacks = 10' ft
- Proposed Removal of 30% slopes or less outside setbacks = 10' ft

Allowable Removal	Proposed Removal
%	Ac.
30	0.00
41	0.15
	0.15



Tree Canopy Preservation

Parcel #	Block	TL	Coastal Dist
	Ac.	Ac.	Ac.
020-430-018	0.56	0.55	
020-430-019		0.24	
020-430-027	0.48	0.45	
Total:	1.04	0.79	

Tree Preservation Area with 30% slopes or less outside setbacks = 10' ft

PARCEL: 020-430-018

Legend for Parcel 020-430-018:

- Proposed New Vineyard Area
- Stream Bedrock
- Tree Canopy Area
- Tree Preservation Area with 30% slopes or less outside setbacks = 10' ft
- Proposed Removal of 30% slopes or less outside setbacks = 10' ft

Allowable Removal	Proposed Removal
%	Ac.
30	0.00
41	0.20
	0.20

PARCEL: 020-430-019

Legend for Parcel 020-430-019:

- Proposed New Vineyard Area
- Stream Bedrock
- Tree Canopy Area
- Tree Preservation Area with 30% slopes or less outside setbacks = 10' ft
- Proposed Removal of 30% slopes or less outside setbacks = 10' ft

Allowable Removal	Proposed Removal
%	Ac.
30	0.51
41	0.86
	1.37

TOPOGRAPHIC MAPPING FROM NAPA COUNTY GIS DATABASE (2002), TETRA TECH (2018)

REV.	DESCRIPTION	BY	DATE
5	PER COUNTY COMMENTS 4-10-25	DLA	4-24-25
4	PER COUNTY COMMENTS 1-22-25	DLA	2-14-25
3	PER COUNTY COMMENTS 11-5-24	DLA	12-20-24
2	PER COUNTY COMMENTS 5-30-24	DLA	10-1-24
1	PER COUNTY COMMENTS 12-14-23	DLA	5-2-24

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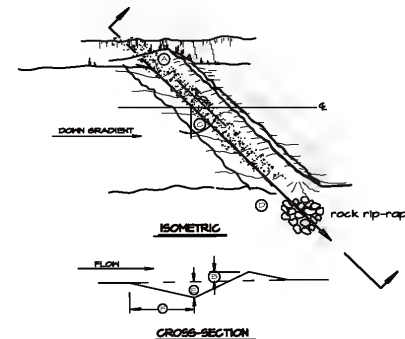
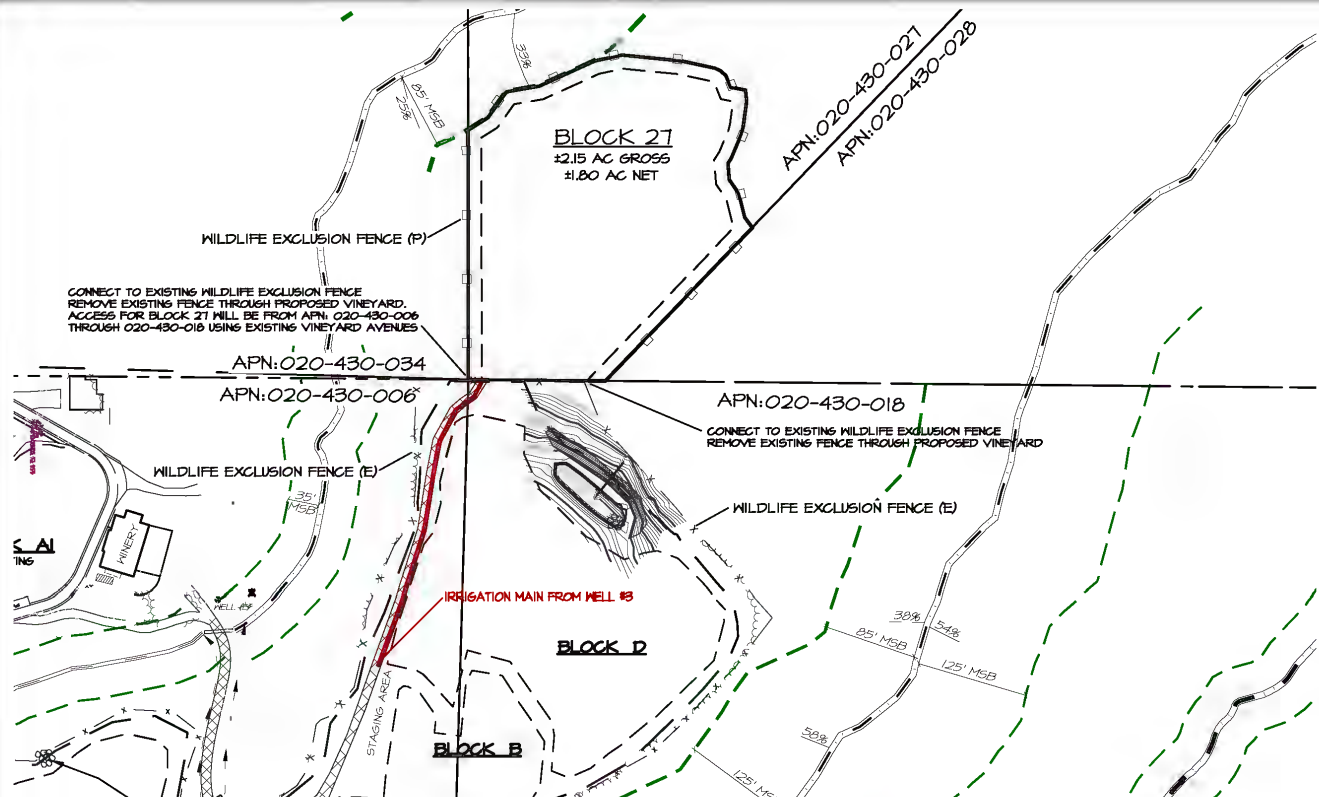
Napa Valley Vineyard Engineering, Inc.
176 Main St., Suite B
St. Helena, CA 94574
(707) 963 4927



DATE	SCALE
10-25-23	AS SHOWN
22C/FultonRS.dwg	DRAWN: JRL
APPROVED:	CHECKED: DLA
DREN L. ASPEGREN, PE	R.C.E. 91410

FULTON RANCH VINEYARD
263 PETRIFIED FOREST ROAD

EROSION CONTROL PLAN
TRACK 1- NEW VINEYARD
VEGETATION PRESERVATION MAP



NOTES

Waterbar construction for little or no traffic. Specifications are average and shall be adjusted to conditions.

1. Tie-in to bank if appropriate.

2. Cross drain berm height 4" to 6" above the roadbed.

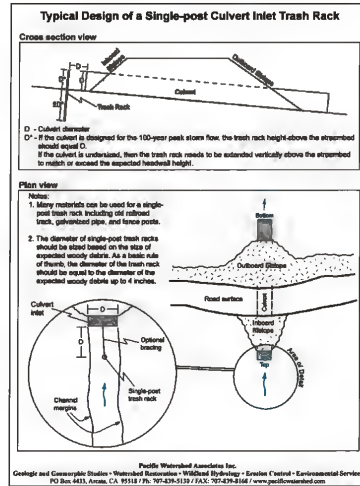
3. Angle drain 30° to 45° degrees downgrade with road centerline.

4. Outfall structure as shown in plan.

5. Depth minimum 8".

6. 3" to 4".

② WATER BAR
N.T.S.



④ TRASH RACK
N.T.S.

Notes

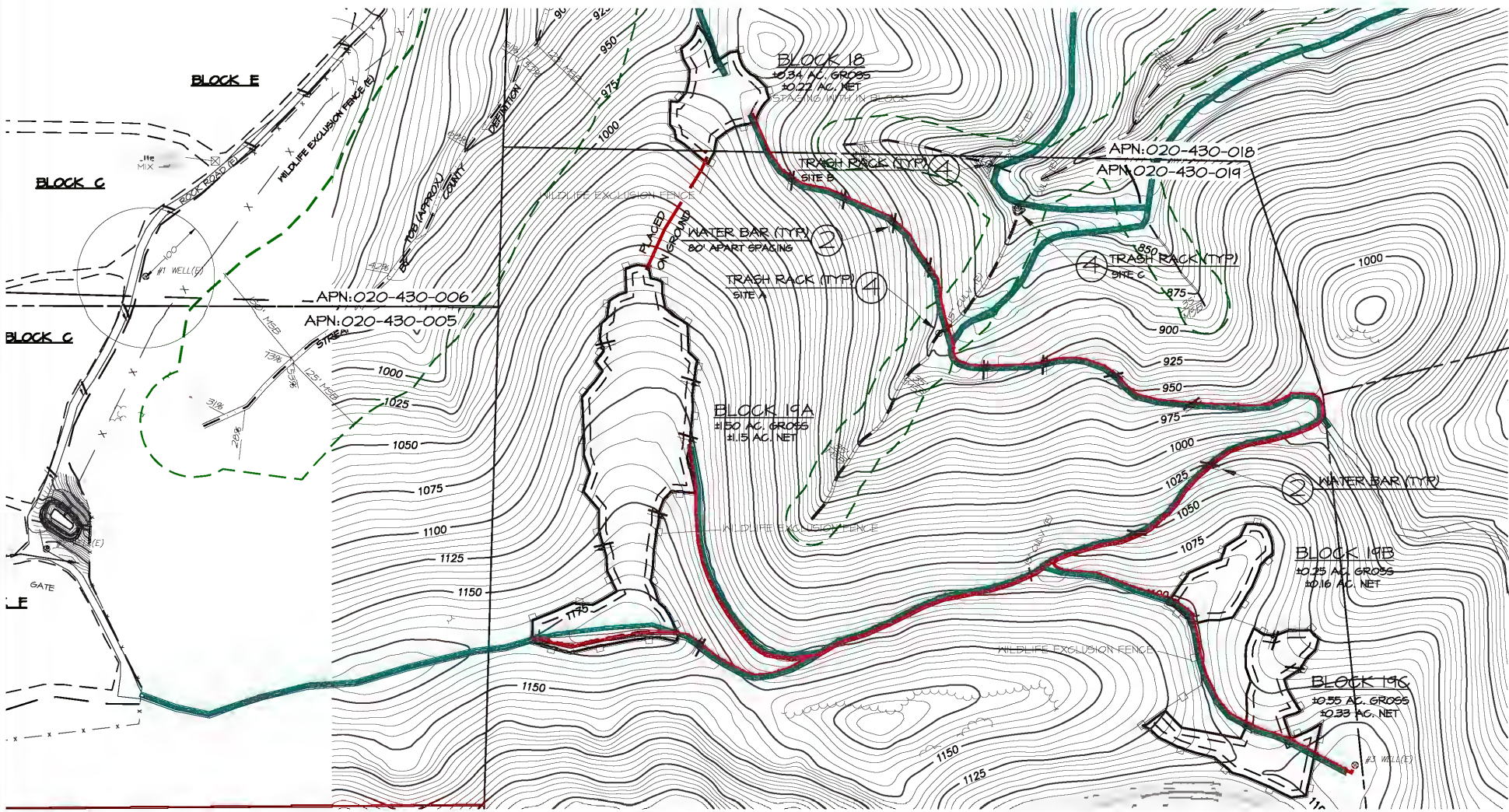
- Existing road improvements as shown on plan, with the construction and annual maintenance of waterbars no more the 25% of the unpaved road length is delivering sediment to the stream system. At culverted stream crossing a single post trash rack will be installed above inlet and armored fill will be constructed where applicable.
- Existing avenues in proposed vineyard blocks will be graded out to conform with vineyard operations.
- All Roads which are not gravel or paved shall be seeded and mulched every year before October 15th.
- Waterbars shall be installed as shown on this sheet.
- Any new roads built for vineyard operations will need to be reviewed by NCRCD for conformance with Water Board standards.

Legend

- BLOCK BOUNDARY
- AVENUE/TURNSPACE
- VINEYARD BOUNDARY (APPROX.)
- ② DETAIL 2
- (E) EXISTING
- PROPERTY LINE APPROXIMATE LOCATION
- PROPOSED IRRIGATION MAIN WITHIN ROADWAY APPROXIMATELY 4500' PIPE
- ROAD PAVED
- ROAD NOT DRAINING TO STREAM SYSTEM
- ROAD DRAINING TO STREAM SYSTEM
- WATER BAR

Stream Crossing Type

- Culvert (site A, B, C)



TOPOGRAPHIC MAPPING FROM NAPA COUNTY GIS DATABASE (2002), TETRA TECH (2018)

5	PER COUNTY COMMENTS 4-10-25	DLA	4-24-25
4	PER COUNTY COMMENTS 1-22-25	DLA	2-14-25
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2	PER COUNTY COMMENTS 5-30-24	DLA	10-1-24
1	PER COUNTY COMMENTS 12-14-23	DLA	5-2-24
REV.	DESCRIPTION	BY	DATE

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Napa Valley Vineyard Engineering, Inc.
176 Main St., Suite B
St. Helena, CA 94574
(707) 963 4927



DATE	10-25-25	SCALE	AS SHOWN
DRAWN	22ECFultonR5.dwg	CHECKED	JRL
APPROVED		DLA	
DREN L. ASPEGREN, PE		R.C.E. 31418	

FULTON RANCH VINEYARD
263 PETRIFIED FOREST ROAD

EROSION CONTROL PLAN
TRACK 1- NEW VINEYARD
ROAD AND IRRIGATION PLAN

SHEET
4
OF 4