

I260 SHADYBROOK LANE VINEYARD DEVELOPMENT EROSION CONTROL PLAN

LOCATED AT:
1260 Shadybrook Lane
Napa, CA 94558
Napa County APN 052-190-013

PREPARED FOR:
Daniel & Deborah Chen
1453 Drake Avenue
Burlingame, CA 94010

PREPARED BY:



2160 Jefferson Street, Suite 120
Napa, California 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 23-109



Michael R. Muelrath
Michael R. Muelrath R.C.E. 67435

11/13/2024
Date



<u>Staff Use</u>
APN: _____ - _____ - _____
Owner: _____
PreApp Mtg. Date: _____ / _____ / _____
Planner(s): _____

**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. **USGS 7½ Minute Topographic Map Section** 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. **To Be Submitted By Noon On The Thursday Prior To The Scheduled Meeting**
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; [USDA soil survey soil types noted](#)
 - source and quantity of irrigation water required; [See WAA](#)
 - location of any off-site spoils disposal site(s) to be utilized; [N/A](#)
 - 60/40 clearing retention analysis (for Municipal Watersheds only); [N/A](#)
 - 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 $\geq 100'$ 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 Specie 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**)

- N/A 9. **Complete** copies of the following permits and an associated environmental documents:
- Timber Harvest/Conversion Permit issued or Application filed *(if applicable)*
 - Water Rights Permit issued or Application filed *(if applicable)*
 - Fish & Game (1603) Permit issued or Application filed *(if applicable)*
 - Associated CEQA Document(s)

- N/A 10. Other necessary permits filed *(if applicable)*:
- Use Permit/Variance Septic System Permit
 - Groundwater Permit Grading Permit Other (_____ Permit)

N/A 11. **Pre-Submittal Application Review Meeting** With Planning Division Staff [date: TBD _____]

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.:

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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: County Consultant: ___ OR RCD: ___

FINAL APPROVAL: CDPD: Date: _____

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

Applicant's Name: Daniel Chen

Telephone #: (650) 743-1270 Fax #: () E-Mail: dschen55@yahoo.com

Mailing Address: 1453 Drake Avenue Burlingame CA 94010
No Street City State Zip

Status of Applicant's Interest in Property: Property Owner

Property Owner's Name: Same as applicant.

Telephone #: () Fax #: () E-Mail: _____

Mailing Address: _____
No Street City State Zip

Site Address/Location: 1260 Shadybrook Lane Napa
No Street City

Assessor's Parcel #: 052-190-013 Existing Parcel Size: 41.8 ± acres Development Area Size: 1.3 ± acres

Slope Range: 18 % to 23 % Total Acreage ≥ 30%: 0.01 acres Estimated Total Amount of Cut & Fill: <300 cubic yards

Land or Aerial Survey Prepared By Napa County GIS Date: 2002

(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 Well

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.

Daniel Chen Jun 25, 2024 Daniel Chen Jun 25, 2024
Daniel Chen (Jun 25, 2024 16:49 PDT) Signature of Applicant Date Daniel Chen (Jun 25, 2024 16:49 PDT) Signature of Property Owner Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 052-190-013
New Vineyard Development
-
- Parcel size: 41.8 ± acres Total land area disturbed: 1.3 ± acres
 Agriculture: NEW plant acres: 1.0 ± Replant acres: _____
 Structures: residence building driveway road other _____
2. Project Phases: one two or _____
3. Anticipated date to start construction (month/year): April, 2025
4. Estimated date of completion of each phase: Phase 1: August 2025
Phase 2: _____
Phase ___: _____
5. Total construction time estimated: 4 months ±
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 Yes
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: 18 % to 23 %
10. Total acreage with slopes greater than or equal to 30%: 0.01 ± acres
11. Contour mapping source: Napa County GIS (2002)

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: Tulocay Creek, Spencer/Murphy Creek
 Municipal Reservoir Watershed: Yes No
 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: 23.5 ± acres
 Proposed acres of canopy cover to be removed: 0.2 ± acres
 Percent of canopy cover to be retained per parcel: 99 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 17.5 ± acres
 Proposed acres of shrub, brush, grass cover to be removed: 1.1 ± acres
 Percent of shrubs, brush, grass to be retained per parcel: 93 %
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: _____
 c) Copy of associated CEQA document attached? Yes No acre/feet _____

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: Napa County GIS Database
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: Napa County GIS Database
Cite source/reference(s): Napa County GIS Database
Specific study prepared: Yes by JVEC & WRA date: 4-22-2024
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: Napa County GIS Database
Specific study prepared: Yes by ARS date: 1-17-2024

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: <300
Cubic yards of cut: <150 fill: <150
Spoils location: on-site 100% off-site None
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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Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P _____ - _____ Owner: Daniel Chen Parcel #: 0 5 2 - 1 9 0 - 0 1 3

Vineyard Development Area Specifics

- | | |
|---|----------------------------|
| 1. Size of Area Disturbed: | <u>1.3 ±</u> acres |
| 2. Size of Vineyard: | <u>1.3 ±</u> acres |
| 3. Acres of Vines: | <u>1.0 ±</u> acres |
| 4. Slopes of Area Disturbed: | <u>18</u> % to <u>23</u> % |
| 5. Amount of Total Acreage Equal to or Above 30% Slope: | <u>0.01 ±</u> acres |
| 6. Total Number of Trees Removed | <u>7</u> trees |
| a) natives | <u>7</u> 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: April 2025 End Date: August 2025 Duration: 120 days
 Temporary Cover Crop Planted Yes _____ No

2. **Planting Stage:**
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
 Start Date: April 2026 End Date: May 2026 Duration: 60 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: April 2029

Vineyard Operations Information

1. **Farming Equipment:**

_____ Track-laying	Percent of Use _____ %	
_____ Rubber-tired	Percent of Use _____ %	
<input checked="" type="checkbox"/> ATV	Percent of Use <u>50</u> %	
<input checked="" type="checkbox"/> Hand/Manual	Percent of Use <u>50</u> %	
_____ Other (describe) _____	Percent of Use _____ %	

2. **Annual Pruning:**
 Time of Year: March Number of days: 5-10 Number of Workers: 5-10

3. **Annual Sulfuring:**
 Time of Year: Spring - Summer Estimated applications/year: 4-12

4. **Weed Control:**

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Mow / Shovel</u>	<u>Mow</u>
Method of application	<u>Mechanical / Hand</u>	<u>Mechanical / Hand</u>
Months:	<u>March / May / June</u>	<u>March / May / June</u>
Applications/year:	<u>2-3</u>	<u>2-3</u>
Number of Workers:	<u>1-2</u>	<u>1-2</u>

5. **Harvest (Crush):**
 Length 1-5 days Number of Workers: 5-10

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
<input type="checkbox"/> Return-stack heaters	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Misters	_____	_____
<input type="checkbox"/> Wind Machines	_____	_____
<input checked="" type="checkbox"/> Late Pruning	<u>7 am - 5 pm</u>	<u>1</u>
<input type="checkbox"/> Other _____	_____	_____

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fencing	_____

8. Bird Protection Method(s):

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Netting	_____	_____	_____
<input type="checkbox"/> Bird Cannons	_____	_____	_____
<input checked="" type="checkbox"/> Visual Distracters (<i>Mylar strips, etc</i>)	<u>June - October</u>	<u>24 hrs</u>	<u>150 days</u>
<input type="checkbox"/> Raptor Perches	_____	_____	_____
<input checked="" type="checkbox"/> Other <u>Netting</u>	<u>June - October</u>	<u>24 hrs</u>	<u>150 days</u>

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	<u>Midnight - 6 am</u>	<u>1-5</u>
<input checked="" type="checkbox"/> Sulphur Application	<u>Midnight - 6 am</u>	<u>4-12</u>
<input type="checkbox"/> Pesticide/Herbicide Application	_____	_____
<input type="checkbox"/> Other _____	_____	_____

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 2-10 tons
- Estimated number of truck/vehicle trips per day: Crush: 4 Vineyard Development: 20 Annually: 80
- Estimated number of farmworkers/vehicle: 2-3 Crush 2-3 Pruning
- Lunch provided on-site for farmworkers: Yes No
- Proposed primary access: Existing residential driveway
- Proposed secondary access, if any: None

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> <small>(broadcast, spray, drip system, etc)</small>	<u>Application Amount</u> <small>(per acre)</small>	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> <small>(per acre)</small>	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
<u>Nitrogen</u>	<u>Drip</u>	<u>2-5 #</u>	<u>1-3</u>	<u>2-15 #</u>	<u>2-15 #</u>
<u>Magnesium</u>	<u>Drip</u>	<u>2 qt</u>	<u>1-3</u>	<u>2-6 qt</u>	<u>2-6 qt</u>
<u>Boron</u>	<u>Foliar</u>	<u>2 qt</u>	<u>1</u>	<u>2 qt</u>	<u>2 qt</u>
<u>Zinc</u>	<u>Foliar</u>	<u>2 qt</u>	<u>1</u>	<u>2 qt</u>	<u>2 qt</u>

2. Mildewcides					
Sonata	Spray	4 qt	4-6	16-24 qt	16-24 qt
Wetable Sulfur	Spray	2-4 #	2-3	4-12 #	4-12 #
3. Herbicides					
Lifeline or EQ	Spray	60 oz	2	120 oz	120 oz
4. Rodenticides					
None					
5. Other Chemicals					
None					

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

Type of onsite chemical storage facility in use or proposed: None planned. Chemicals brought to site as needed by vineyard manager.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: None planned. Chemicals brought to site as needed by vineyard manager.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: None planned. Equipment washed offsite.

Water Source and Usage Information
** Use Attachment D to calculate information requested**

1. Current and/or Proposed Water Supply Source(s):

<u>Agricultural Water Source(s) :</u>		<u>Percent of Total</u>
<input checked="" type="checkbox"/> Well		<u>Agricultural Use:</u>
<input type="checkbox"/> Spring		<u>100</u> %
<input type="checkbox"/> Stream or Creek		_____ %
<input type="checkbox"/> Reservoir(s)		_____ %
<input type="checkbox"/> Other _____		_____ %
		100%
<u>Residential and Non-Agricultural Water Source(s) :</u>		<u>Percent of Total</u>
<input checked="" type="checkbox"/> Well		<u>Resid & Non-Ag</u>
<input type="checkbox"/> Spring		<u>100</u> %
<input type="checkbox"/> Stream or Creek		_____ %
<input type="checkbox"/> Other _____		_____ %
		100%

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

<u>Current Usage</u> :	<u>Future Usage</u> :
Vineyard & other Agricultural. Uses: _____ AF/yr	_____ AF/yr
Residential/Domestic Uses: _____ AF/yr	_____ AF/yr
Other Uses: _____ AF/yr	_____ AF/yr
Total Usage: _____ AF/yr	_____ AF/yr

3. Allowable Groundwater Allotment: _____ 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):

<u>Proposed Use/Disposal Method</u> :	<u>Percent of Total</u>	<u>Location</u>
_____ 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
<input checked="" type="checkbox"/> Fill (buried)	<u>50</u> %	<input checked="" type="checkbox"/> on-site _____ off-site
_____ Stacked In Pile	_____ %	_____ on-site _____ off-site
<input checked="" type="checkbox"/> Other <u>Erosion Control</u>	<u>50</u> %	<input checked="" type="checkbox"/> on-site _____ off-site

2. Estimated Amount of Cut & Fill: <300 cubic yards (total)
150 cubic yards (cut) <150 cubic yards(fill)

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

<u>Location of Disposal Site</u>	<u>Use of Material</u>	<u>Quantity</u>
<u>N/A</u>	_____	_____ cubic yards
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards

4. Debris Disposal (Location & Method): _____ On-site _____ Off-site Landfill

Related Permits

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

County:

Grading: Yes _____ No <input checked="" type="checkbox"/>	Groundwater/Well Permit: Yes _____ No <input checked="" type="checkbox"/>
Building: Yes _____ No <input checked="" type="checkbox"/>	Use Permit: Yes _____ No <input checked="" type="checkbox"/>
Structural ECP: Yes _____ No <input checked="" type="checkbox"/>	Variance: Yes _____ No <input checked="" type="checkbox"/>
Sewage Disposal: Yes _____ No <input checked="" type="checkbox"/>	Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes _____ No <input checked="" type="checkbox"/>	Timber Conversion Permit: Yes _____ No _____ acres
Timber Conversion Exemption: Yes _____ No <input checked="" type="checkbox"/>	_____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No

Other State & Federal Permits (please list) :

None

2. Consultation with, or letter of agreement from:

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

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SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Daniel Chen

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 from 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.

Jun 25, 2024
Date

Daniel Chen
Daniel Chen (Jun 25, 2024 10:19 PDT)
Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
Daniel & Deborah Chen
1453 Drake Avenue
Burlingame, CA 94010
Phone: (650) 743-1270
2. Site Address:
1260 Shadybrook Lane
Napa, CA 94558
3. Napa County Assessor's Parcel Number:
Napa County APN 052-190-013
4. Contact Person Contact Information:
Applied Civil Engineering Incorporated
Care Of: Mike Muelrath, President
2160 Jefferson Street, Suite 120
Napa, CA 94559
(707) 320-4968
5. Type of Permit
Agricultural Erosion Control Plan (ECPA)
6. Related Permits
No related permits are anticipated.
7. Existing Zoning District:
Agricultural Watershed (AW)
8. Proposed Use of Entire Parcel:
Residential
Agricultural
No additional uses are anticipated within the next 5 years. Permits for a guest cottage and a swimming pool have been issued, however these structures will be located beyond the project extents.

B. Project Description

9. Parcel Size:
41.8 ± acres
10. Project Size:
1.3 ± acres total (1.0 ± acres in vines)

11. Attach Plans:

See attached 1260 Shadybrook Lane Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

The proposed project will be completed in incremental phases. Initial land clearing and preparation is planned to begin in April 2025 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from October 15, 2025 to April 1, 2026. Installation of the vineyard trellis and irrigation systems and planting of vines for the first phase will occur in 2025 or Spring of 2026. Future phases will follow this same general schedule and timing will be dictated by financial, viticulture and other variables.

13. Anticipated Incremental or Phased Development:

See 12. above.

14. Related Napa County Grading Permit, Use Permit, Variance or Rezoning Application

No grading permit, use permit, variance or rezoning application is required for this vineyard development project.

15. Yes. Although the project will not change the features of any known wetlands, tidelands or beaches, existing ground contours will be altered to smooth out any irregular topography and promote sheet flow of runoff through the project area and to facilitate installation of the erosion control measures. Overall drainage patterns will not be changed.

16. No. The project will involve removal of the native and non-native vegetation and planting new vines. This will cause a change in the appearance of the immediate project area but will not result in a substantial change to the view from existing public roads that is not consistent with other land uses in the general area.

17. No. The proposed project will not result in a change to the pattern, scale or character of the general area.

18. No. The proposed project will not result in a change to bay, lake, stream or ground water quality or alteration of existing drainage patterns.

19. Yes. The site is located on land with average slopes ranging from 18% to 23% with an overall average slope of 21%.

20. No. The project will not result in a substantial change in demand for Napa County services.

21. No additional projects are planned at this time.

C. Environmental Setting

22. Describe the existing project site:

Topography

The project area is located on a moderately sloping hillside in Napa County east of the City of Napa (Latitude = 38.3015° N & Longitude = 122.2153° W). Topography on the property varies and is characterized by gentle to steep slopes ranging from less than 5% to in excess of 60%.

Average slopes within the proposed vineyard development area are moderate and range from 18% to 23% with an overall average slope of 21%. Slopes were determined using topographic data obtained from the Napa County Geographic Information System database and the slope transect method in several representative locations in the proposed development area. An isolated area within the project area, totaling about 0.01 acre, has slopes slightly in excess of 30%.

Soil Stability

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows several soil types mapped on the subject property including:

- 152 Hambright rock-outcrop complex, 30 to 75 percent slopes
- 178 Sobrante loam, 5 to 30 percent slopes

Nearly all of the parcel and 100% of the project area is mapped as Hambright rock-outcrop complex, 30 to 75 percent slopes. The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheet C1 of the 1260 Shadybrook Lane Erosion Control Plan.

No landslides are noted on the Napa County GIS database.

Furthermore, representatives from Applied Civil Engineering Incorporated have visited the site to review the project area and have not observed any signs of gullies, landslides, slope instability or excessive erosion within the project area or in close proximity to the project area that would affect, or be affected by, the proposed project.

Plants and Animals

Please refer to the site-specific biological analysis and report prepared by Jane Valerius Environmental Consulting and Wildlife Research Associates for detailed information regarding plants and wildlife in the vicinity of the project area.

Cultural and Historical Resources:

There are not any known archeological resources located within the project area. A site-specific report by Archeological Resource Service confirmed that no cultural or historical resources will be affected by this project.

Existing Manmade Features:

Existing manmade improvements on the subject parcel include a residence, fences, a well, and the related access and utility infrastructure typical of this type of rural residential and development.

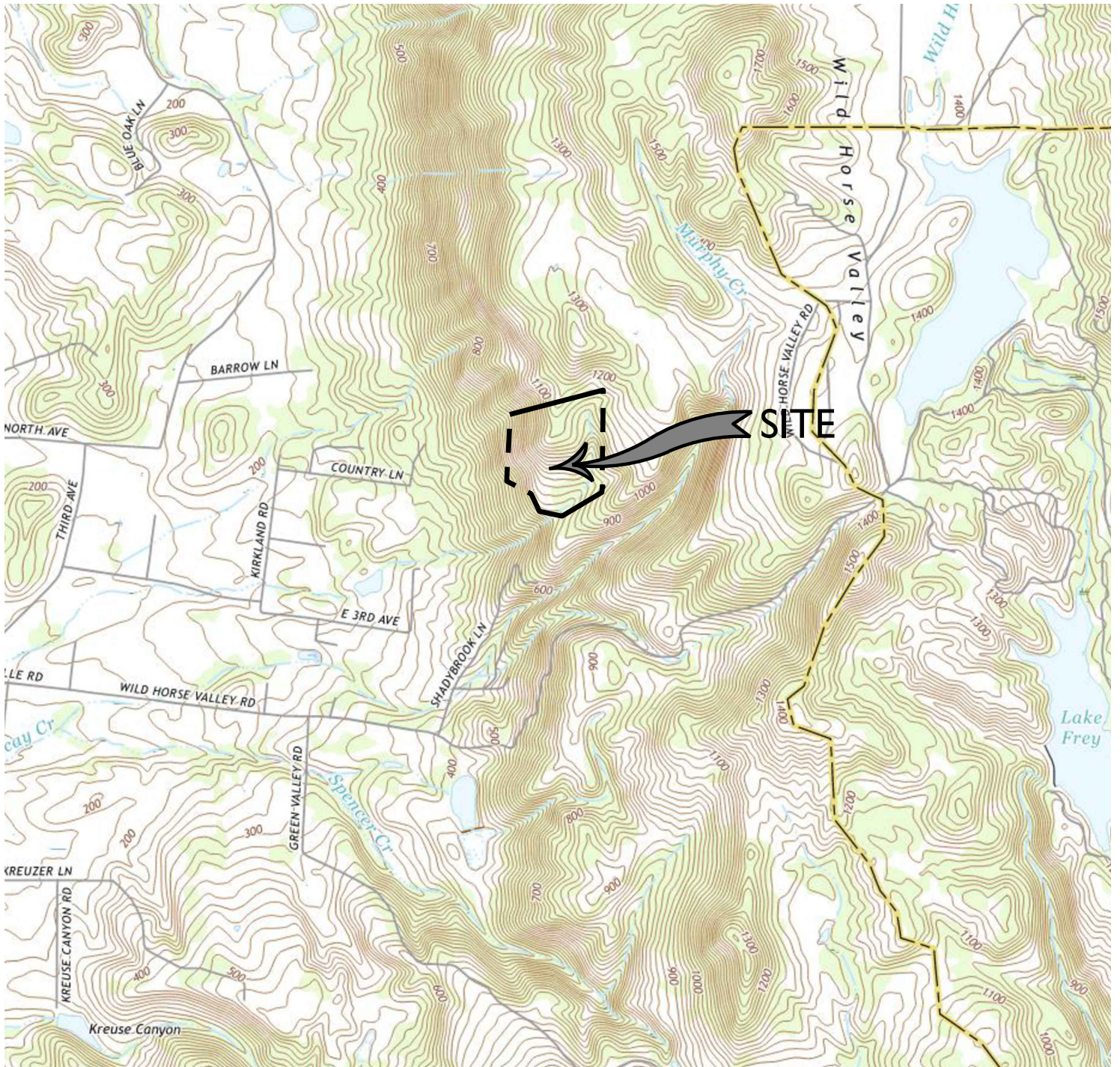
Describe the surrounding properties:

The surrounding properties are generally used for agricultural, residential, and watershed purposes. The density of use is generally consistent with land use zoning designations for the area. Residential development generally consists of single family residences.

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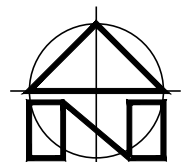
SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLES
"NAPA, CA" AND "MOUNT GEORGE, CA"



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SCALE: 1" = 2,000'

JOB NO. 23-109

NOVEMBER 2024