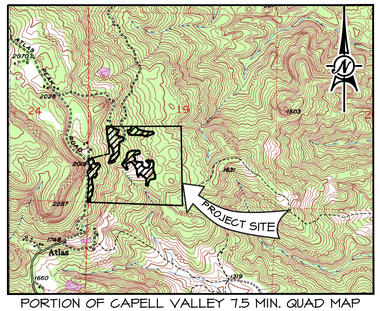
Exhibit A

ATLAS VIEW LLC
ATLAS VIEW II VINEYARD
EROSION CONTROL PLAN
FOR NEW VINEYARD DEVELOPMENT



PORTION OF CAPELL VALLEY 7.5 MIN. QUAD MAP

Vicinity Map

1" = ±2000'

SHEET INDEX

Narrative

This project consists of the development of approximately 20.2 gross acres (±13.9 net acres) of new vineyard within APN 032-120-015, a 115.75 acre parcel located at 4300 Atlas Peak Rd., Napa. Gross development acreage includes construction of detention basins, a 100,000 gal. water storage tank with dirt access drive, a staging/chemical storage area, and disturbance to existing dirt access roads including trenching for irrigation lines. The parcels consist of historically grazed pasture land with dirt and gravel access drives, ±90 acres of tree canopy (including fruit and walnut trees), brush and resident grasses. Existing access is from Atlas Peak Rd. Existing ground slopes within the project area range from 4% to 35%, with slopes over 30% being confined to small areas within the vineyard blocks (total of ±0.30 acre). The vines will be planted in a 6'x4' grid and rows will run in varying directions as shown on the plan. Cultivation practices are described below under Permanent Erosion Control Measures. A new drip irrigation system will be installed and three existing groundwater wells will serve as the water source. Water use on the new vineyard is expected to be ±6.2 acre-feet per annum (afa).

The USGS Cordelia 7.5 minute Quad Map shows one blueline stream running through the project area, and there are several county definition streams adjacent to the project (identified on the plan sheet). Setbacks have been provided in accordance with the Napa County Conservation Regulations. Setbacks shall be flagged in the field and reviewed and approved by Napa County prior to any development in those areas. The project drains toward unnamed streams tributary to Capell Creek and lies within the Capell Creek Upper Reach subwatershed.

Soils within the block boundaries have been classified in the USDA Soil Conservation Service's Napa County Soil Survey, as Aiken Loam, and Forward gravelly loam.

No Special Status Species will be impacted by this project as concluded in the Biological Resource Assessment (BRA) prepared by Northwest Biosurvey, dated September 6, 2018. Purple needle grass, which is considered a sensitive community in the Napa County BDR, occurs in the vicinity of Blocks F2 & G. A 50' setback has been provided as recommended by the biologist.

No Cultural Resources occur in the vicinity of this project.

Vegetation Removal consists of disking grasses and removal of scattered native trees and orchard trees. Tree removal is estimated to be ±254 trees based on the BRA prepared by Northwest Biosurvey, September 6, 2018, and the subsequent response to Napa County comments prepared by Northwest Biosurvey, June 26, 2020. All organic material to be burned or chipped shall be stacked at strategic locations within the cleared areas. Burning of the organic material shall take place only after obtaining approval from all the governing agencies.

Ground preparation includes ripping to a maximum depth of 36" and tilling. Rock generated during land preparation is expected to be minimal and may be used for road surfacing, landscaping and erosion control features.

Wildlife Exclusion Fence may be installed around the vineyard blocks as shown on the plan sheet, with gates and/or cattle guards provided at access locations. For convenience, the fence may be routed around trees and other imposing physical features. Wildlife exclusion fencing shall be 6' wire mesh topped with 2 strands of barbed wire.

Temporary Erosion Control Measures consist of the installation of fiber rolls and the application of straw mulch where seeding occurs. The installation of all **fiber rolls** shall be completed in accordance with the appropriate detail along the contours at locations shown on the plan, prior to the rainy season at the end of years P-1 and P. 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) Clean and repair existing drainage features as needed.

2) Diversion ditches shall be constructed shere shown on the plan, and maintained throughout the life of the vineyard. The ditches shall not be tilled or disked during any vineyard opeartions.

3) Rock stabilization at low points in the vineyard avenues shall be constructed of locally gathered fieldstone, or class light (see Project Notes, this sheet, and Special Note-RSP, Sheet 3), in accordance with the appropriate details. Some locations of rock stabilization are shown on the plan. Others may be discovered during construction. Rock structures shall remain in place as permanent features.

4) Construction of water bars where shown on the plan in accordance with the appropriate detail.

5) Attenuation basins shall be constructed at the locations shown on the plan in accordance with the appropriate detail. Level water spreaders shall be installed at the basin outlets in accordance with the appropriate detail.

6) A winter cover crop shall be planted within the new vineyard areas in year P-1. At the end of the growing season in year P, a permanent cover crop shall be planted within the new vineyard blocks (refer to cultivation chart under *Project Notes)*. The cover crop may be mowed and spot sprayed, around the base of each vine using springtime applications of post-emergent contact sprays. Or the cover crop may be mechanically or manually tilled around the base of each vine. Weeds within the vineyard blocks may also be individually spot sprayed, or individually tilled, if desired. No strip spraying shall occur and NO PREEMERGENT SPRAYS SHALL BE USED. As a normal cultural practice no disking, ripping or other tillage shall occur within the vineyard once the permanent cover crop has been established. Areas outside the vineyard blocks, including avenues and turnspaces, shall not be disked or sprayed at any time. Using this method a minimum ground cover of 80% will be obtained each winter. From time to time (every three or four years), it may be necessary to disk the cover crop to open up the ground or to re-establish proper ground cover. Should this be necessary, notification shall be provided to Napa County and Napa County RCD, and the work shall proceed as prescribed in Napa County Conservation, Development and Planning Department guidelines, dated April 8, 2004, entitiled "Protocol for Replanting/Renewal of Approved Non-Tilled Vineyard Cover Crops".

7) 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 $3000-3500/acre including equipment, materials, and labor.

The project site was visited by the plan preparer in October, 2018 to inspect the site, and will be visited during and after development to check for proper implementation of erosion control measures.

Project Notes

APN & Owner:
032-120-015 Atlas View LLC
1535 Sage Canyon Rd.
St. Helena, CA 94574

Site Address: 4300 Atlas Peak Rd., Napa

Contact: Manuel Pires @ 967-5550
Atlas View LLC
1535 Sage Canyon Rd.
St. Helena, CA 94574

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 Database (2002)

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 15	Clearing, rock and root removal, stacking vegetation for burning or other disposal, disking, 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.
Rainy Season Oct 16 thru March 31	Maintain erosion control measures, burning as allowed by government agencies.
Year P Apr 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
Planting (P)	full till	permanent cover crop
P+1 Forward	no till, weed control	permanent cover crop

All ground disturbing activities shall be completed by October 15 of each year, and all erosion control measures shall be in place by October 15.

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

Atlas View mix @ 100 lbs/ac	Blando Brome Crimson Clover Rose Clover Zorro Fescue	50% 25% 15% 10%

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 RCD.

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 mulch, the seeded areas may be irrigated through germination until the onset of winter rains.

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 they may be removed.

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

Diversion Ditches and Drop Inlets 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

Rock Stabilization shall be constructed of locally gathered fieldstone, or class light as defined in Caltrans Standard Specifications, Sec. 72-2.02. A non-woven filter fabric (Mirafi 140N, or equal) shall be placed between all RSP and earthen material.

Maintenance: A winter cover crop shall be seeded and mulched prior to October 15 during year P-1 (refer to the cultivation chart). At the end of the growing season in year P, a permanent cover crop shall be planted within the vineyard block (refer to *Permanent Erosion Control Measures* in the *Narrative*). The cover crop may be mowed in the spring after the seed has fully matured (hard dough stage) to ensure annual grass species regeneration for the following year. Minimum mowing height of 4" shall be maintained for establishing annual and perennial grasses. As a normal cultural practice, no tillage shall take place after the vineyard has been planted, and weed control shall occur as provided in the *Narrative* under *Permanent Erosion Control Measures*. A minimum ground cover of 80% will be obtained each winter. The owner shall be responsible for reseeding and maintenance in order to reach the desired degree of cover.

Annual Winterization: After harvest and prior to first rains, but no later than October 15 each year, the following winterization shall be completed:

1) The condition of the cover crop shall be evaluated, including those areas outside the vineyard, and the suitability and effectiveness of the seed mix shall be evaluated. Weak areas shall be reseeded as necessary; if addition of soil amendments is indicated, they shall be incorporated and those areas shall be seeded and mulched.

2) All roads and avenues/turnspaces which are not rocked or paved shall be seeded as needed and mulched, and shall remain undisturbed throughout the rainy season.

3) All ditches, and other drainage and erosion control features shall be inspected and repaired as necessary.

4) All other existing erosion control and drainage features shall be inspected and cleaned, or repaired as necessary.

All erosion control measures and drainage features shall be inspected after each storm event, and repairs shall be promptly performed.

Special Notes-Surveys

1) **Bats:** A Qualified Biologist shall conduct a passive habitat assessment of all trees proposed for removal in order to identify suitable bat habitat within 6 months of planned tree removal. If the habitat assessment determines that trees proposed for removal contain suitable bat habitat, the following shall apply to potential bat habitat trees:

a) Tree trimming and/or tree removal should only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation, and March 1 to April 15 to avoid hibernating bats and prior to formation of maternity colonies), under supervision of a qualified biologist. Note that these windows may shift with atypical temperatures or rainfall. Trees should be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches would be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices and deep bark fissures would be avoided, and only branches or limbs without those features would be removed. On the second day, the entire tree would be removed.

b) For removal of bat habit trees outside the seasonal activities identified above (between October 16 and February 28/29 of the following year or between April 16 and August 30), a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying, and with bat surveys in specific roost types for project specific conditions) shall conduct pre-construction survey within 14 days of project initiation and/or removal to determine absence/presence of special-status bat species. Survey methods, timing, duration, and species shall be provided for review and approval by Napa County prior to conducting pre-construction surveys. A copy of the survey shall be provided to the Conservation Division and CDFW prior to commencement of work. If special-status bat species are not present removal can proceed. If bats are found to be present a plan for removal or exclusion will be developed by a qualified biologist in conjunction with the Conservation Division and CDFW. The removal or exclusion plan shall be implemented upon approval of the plan by the Conservation Division.

2) **Birds:** The following nesting birds preconstruction survey(s) shall be conducted prior to the commencement of vineyard development and implementation activities:

a) For earth-disturbing activities occurring between February 1 and August 31 (which coincides with bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with potential to occur at the project site) shall conduct preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas. The preconstruction survey shall be conducted no earlier than 14 days prior to vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than 14 days from the survey date, surveys should be repeated. A copy of the survey will be provided to the Conservation Division and CDFW prior to commencement of work.

b) After commencement of work if there is a period of no work activity of 5 days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

c) In the event that nesting birds are found, the permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with PBES and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with PBES and the USFWS and/or CDFW.

d) Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

e) Alternative methods aimed at flushing out nesting birds prior to pre-construction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

Legend

	ACCESS DRIVE (EXISTING DIRT)
	ACCESS DRIVE (EXISTING GRAVEL)
(.05)	AREA & ACREAGE WITH OVER 30% SLOPES
	BLOCK BOUNDARY AVENUE/TURNSPACE VINEYARD BOUNDARY (APPROX.)
1/3	DETAIL 1, SHEET 3
(E)	EXISTING
-x-x-x-	FENCE (EXISTING CATTLE))
X	FENCE (PROPOSED WILDLIFE EXCLUSION)
	FIBER ROLL
	FLOWLINE OF DIVERSION DITCHES
	FLOWLINE OF EXISTING DRAINAGE
I	IRRIGATION MAINLINE (proposed)
	LANDSLIDE DEPOSIT
PBES	PLANNING, BUILDING AND ENVIRONMENTAL SERVICES
MSB	MINIMUM SETBACK
	PROPERTY LINE
(P)	PROPOSED
RSP	ROCK SLOPE PROTECTION
SCS	SOIL CONSERVATION SERVICE
139	SCS SOIL MAPPING UNIT
S	SCS SOIL TYPE BOUNDARY
TOB,	TOP OF BANK (APPROX.)
	WATER BAR

ATLAS VIEW LLC
ATLAS VIEW II VINEYARD
EROSION CONTROL PLAN
FOR NEW VINEYARD DEVELOPMENT

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

REGISTERED PROFESSIONAL ENGINEER
DREW L. ASPEGREN
No. 31418
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

March 4, 2019
DATE

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

Rev 2 Reconfigured Block F2 & G, relocated tank DLW 7-8-20
Rev 1 Revised per NCPBES comments (5-15-19 & 7-18-19) DLW 9-19-19

SCALE: 1"=100'
CONTOUR INTERVAL: 5'

0 50' 100' 200'

APPROXIMATE LOCATION OF BALTIC MARSH. SETBACK SHALL BE FLAGGED IN FIELD BY BIOLOGIST PRIOR TO DEVELOPMENT OF BLOCKS D. INSTALL ORANGE CONSTRUCTION FENCE AT SETBACK.

REPLACE EXISTING FENCING WITH WILDLIFE EXCLUSION FENCING WHERE VINEYARD BLOCKS ARE ADJACENT TO THE EXISTING FENCE.

REPLACE EXISTING FENCING WITH WILDLIFE EXCLUSION FENCING WHERE VINEYARD BLOCKS ARE ADJACENT TO THE EXISTING FENCE.

BLOCK D
±2.5 ac. (gross)
±1.7 ac. (net)

BLOCK C2
±3.8 ac. (gross)
±3.0 ac. (net)

BLOCK C1
±1.7 ac. (gross)
±1.3 ac. (net)

BLOCK E
±1.8 ac. (gross)
±1.3 ac. (net)

BLOCK F1
±0.6 ac. (gross)
±0.3 ac. (net)

BLOCK F2
±1.7 ac. (gross)
±1.2 ac. (net)

BLOCK G
±2.9 ac. (gross)
±2.2 ac. (net)

BLOCK H
±0.3 ac. (gross)
±0.1 ac. (net)

BLOCK B
±2.7 ac. (gross)
±1.8 ac. (net)

BLOCK A
±1.4 ac. (gross)
±1.0 ac. (net)

dirt access drive (E)

18" culv. (E)

18" culv. (E)

18" culv. (E)

County Definition Stream

GRAVEL ACCESS DRIVE (E)

DRIVE (E)

6'x20' metal container on 4-12" sq. conc. pads (location approx.)

6'x4' conc slab (location approx.)

±0.2 AC.

STAGING & CHEMICAL STORAGE/MIXING AREA (P)

IRRIGATION MAINLINE (P)

ROCK STABILIZATION (TYP.)

WILDLIFE EXCLUSION FENCE (TYP. (P))

100,000 gal. tank (P)
39'-5 3/4" dia. tank on
41'-9 1/2" conc. ring

DIRT ACCESS DRIVE TO TANK (P)

ABANDON DIRT DRIVE THROUGH VINEYARD BLOCK

ACCESS GATE (E)

ATLAS PEAK ROAD

WELL #2 (E)

WELL #1 (E)

5/3 75' WATER SPREADER

4/3 ATTENUATION BASIN 1

WELL #3 (E)

DIRT ACCESS DRIVE (E)

ACCESS TO WELL

2/3 WATER BAR (TYP.)

ABANDON DIRT DRIVE THROUGH VINEYARD BLOCK & SETBACK

1/3 FIBER ROLL (TYP.)

APPROXIMATE LOCATION OF PURPLE NEEDLE GRASS PER BIOLOGICAL RESOURCE ASSESSMENT. SETBACK SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST, PRIOR TO CONSTRUCTION.

3/3 DIVERSION DITCH WDI (TYP.)

5/3 75' WATER SPREADER

4/3 ATTENUATION BASIN 2

BLUELINE STREAM

LANDSLIDE DEPOSIT PER GEOLOGICAL EVALUATION. SETBACK SHALL BE FLAGGED IN THE FIELD BY THE GEOLOGIST, PRIOR TO CONSTRUCTION.

TOPOGRAPHIC MAPPING FROM NAPA COUNTY GIS DATABASE (2002)

LEGEND ON SHT. 1

REV.	DESCRIPTION	BY	DATE
2	Reconfigured Blocks F2 & G Relocated Tank	DLW	7-8-20
1	Revised per NCRWQCB comments (5-15-19 & 7-18-19)	DLW	9-19-19

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REGISTERED PROFESSIONAL ENGINEER
DREW L. ASPEGREN
No. 31418
Exp. 12 • 31 • 20
CIVIL
STATE OF CALIFORNIA

DATE 3-4-19	SCALE AS SHOWN
REGPPresAVIIrevI.dwg	DRAWN DLW / CHECKED DLA
APPROVED	
DREW L. ASPEGREN, PE	R.C.E. 31418

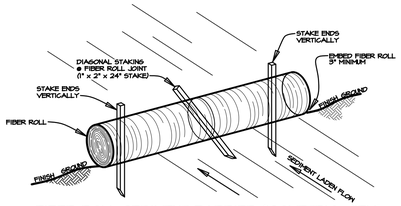
Atlas View LLC

ATLAS VIEW II VINEYARD
4300 ATLAS PEAK ROAD

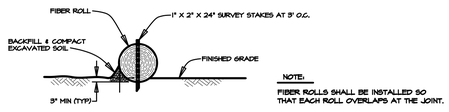
EROSION CONTROL PLAN FOR NEW VINEYARD

PLAN

SHEET 2 OF 3



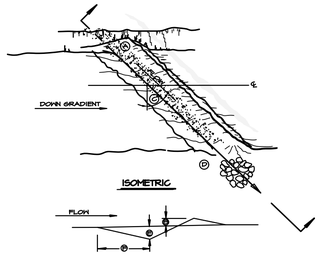
FIBER ROLL SEDIMENT BARRIER (ISOMETRIC VIEW)



NOTE:
FIBER ROLLS SHALL BE INSTALLED SO THAT EACH ROLL OVERLAPS AT THE JOINT.

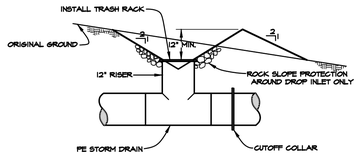
FIBER ROLL SEDIMENT BARRIER (SECTION)

1 FIBER ROLL
N.T.S.



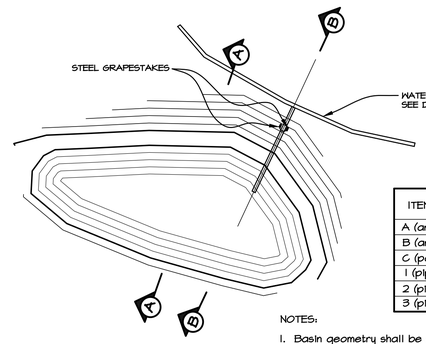
NOTES
Waterbar construction for little or no traffic. Specifications are average and shall be adjusted to conditions.
- (A) Tie-in to bank if appropriate.
- (B) Cross drain berm height 4" to 6" above the roadbed.
- (C) Angle drain 30° to 45° degrees downgrade with road centerline.
- (D) Outfall structure as shown in plan.
- (E) Depth minimum 8".
- (F) 3' to 4'.

2 WATER BAR
N.T.S.



NOTES:
1. FLOWLINE SLOPE SHALL BE 2% - 4%
2. DIVERSION DITCHES SHALL BE SEEDED, MULCHED & COVERED W/JUTE NETTING WHICH SHALL BE SECURELY ANCHORED IN PLACE.

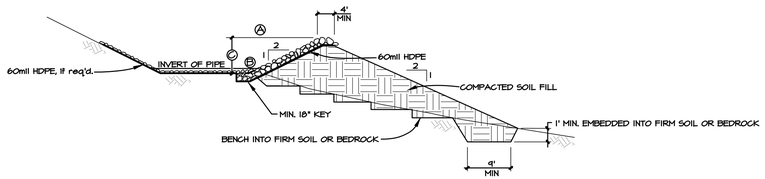
3 DIVERSION DITCH W/DROP INLET
N.T.S.



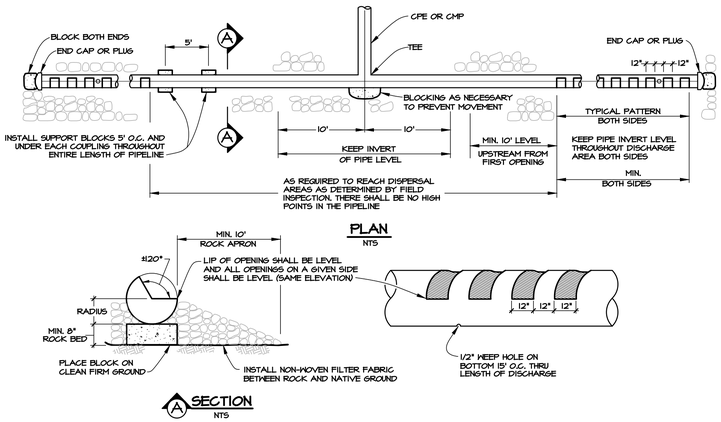
PLAN
N.T.S.

ITEM	BASIN 1	BASIN 2
A (area at top of dike)	1834 sq ft	1992 sq ft
B (area at pipe invert)	1350 sq ft	1303 sq ft
C (pond depth)	3' MIN.	4' MIN.
1 (pipe invert to pond bottom)	1.5' MIN.	2' MIN.
2 (pipe size)	8"	8"
3 (pipe slope)	2% MIN.	2% MIN.

NOTES:
1. Basin geometry shall be determined by field survey. Prior to construction, the final basin design shall be presented to NCPBES for approval. Alternates to the earth fill may be, but not limited to, rock walls, concrete walls, rock or concrete box, or rock fill. In no case shall the basin footprint extend outside the approved project limits without written approval from NCPBES.
2. If required, synthetic liners shall be water tight. Seams shall be lapped and bonded as recommended by manufacturer. Sleeves shall be used on all pipe penetrations. As an alternate to synthetic liners, gunite, grouted rock, or other watertight surfacing may be applied.



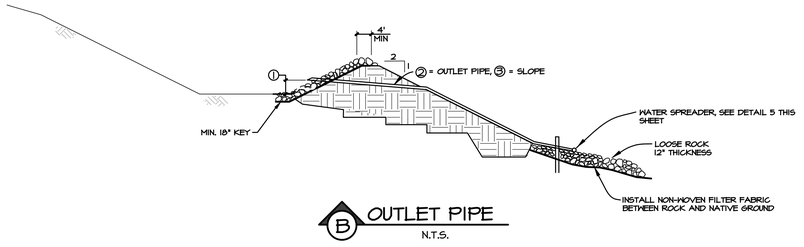
A BASIN
N.T.S.



PLAN
NTS

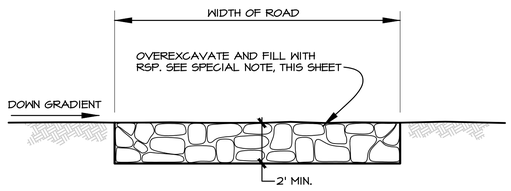
A SECTION
NTS

5 WATER SPREADER
N.T.S.



B OUTLET PIPE
N.T.S.

4 ATTENUATION BASIN
N.T.S.



CROSS SECTION

6 ROCK STABILIZATION
N.T.S.

SPECIAL NOTE-RSP
Rock Slope Protection (RSP) shall be locally gathered field stone (25 lb.), or class light, as defined in Caltrans Standard Specifications, Sec. 72-2.02. A non woven filter fabric (Mirafi 140 N, or equal) shall be placed between all RSP and earthen material.

LEGEND ON SHT. 1

REV.	DESCRIPTION	BY	DATE
1	Revised per NCPBES comments (5-15-19 & 7-18-19)	DLW	9-19-19

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REGISTERED PROFESSIONAL ENGINEER — DREW L. ASPEGREN — No. 31418 Exp. 12 • 31 • 20 — CIVIL — STATE OF CALIFORNIA

DATE	3-4-19
SCALE	AS SHOWN
I9ECPPresAVII.dwg	
DRAWN	DLW
CHECKED	DLA
APPROVED	
DREW L. ASPEGREN, PE	R.C.E. 31418

Atlas View LLC

ATLAS VIEW II VINEYARD
4300 ATLAS PEAK ROAD

EROSION CONTROL PLAN FOR NEW VINEYARD

DETAILS

SHEET 3 OF 3