

“F”

60/40 Vegetation Clearing Narrative & Exhibit

**60/40 ANALYSIS NARRATIVE
ALOFT WINERY
430 COLD SPRINGS ROAD, ANGWIN, CA
APN 024-340-010 & -011**

The 60/40 analysis for the subject parcels referenced above is based on the Napa County Conservation Regulations Section 18.108.027B (the 60/40 Rule) which requires a minimum retention of 60% of the tree canopy cover and 40% of the shrub/brush cover existing on the subject parcel(s) as it was configured on June 16, 1993.

PROJECT BACKGROUND

A Use Permit (permit #P05-0157-UP) for the project site (referenced as Cold Springs Vineyard) was approved by the Napa County Planning Commission on October 19, 2005 which granted an exception to the 60/40 rule and allowed for conversion of 31.55± acres of tree canopy to vineyard. In 1993, the subject parcel had a total area 57.8± acres¹. Removal of 31.55± acres of tree canopy on the 57.8± acre parcel equates to removal of 55% of tree canopy and retention of 45% of the tree canopy.

The Cold Springs Vineyard Timber Conversion/Vineyard Development Plans were prepared by Monticello Engineering, approved under permit #ECP05-0158 and occurred over two (2) phases. The Phase I improvement plans allowed for clearing of 23.12 acres of tree canopy and Phase II allowed for clearing of 8.43 acres of tree canopy.

The approved limits of development/clearing of tree canopy shown on ECP# P05-0158 for Phase I and Phase II was digitalized and overlaid on the Topographic Map² of the current project site. The outline shown on the attached 60/40 Vegetation Clearing Exhibit prepared by Bartelt Engineering shows development limits which equate to 31.55± acres of tree canopy cleared for vineyard development.

EXISTING SITE CONDITIONS

The project site is currently developed with 23.2± acres of vineyard, access roads, stormwater basins and rock piles. The area of tree canopy that was cleared for development of the existing site is estimated by overlaying the Topographic Map on a 2017 aerial image of the site³. The digital outline of this area equals 31.34± acres of developed area or removal of tree canopy from the project site since 1993. This is less than the approved area of 31.55 acres of approved tree canopy removal under permit #P05-0157-UP

The attached 60/40 Vegetation Clearing Exhibit prepared by Bartelt Engineering shows the existing site conditions, topographic features, aerial imagery and limits of vineyard development.

¹ In 1993 the subject parcel(s), previously APN 024-340-008, had an area of 57.8± acres. Following a lot line adjustment, the two subject parcel(s) have a combined area of 58.58± acres.

² The Topographic Map of a Portion of the Lands of Cold Springs, Limited Partnership prepared by Terra Firma Surveys, Inc. and dated May 18, 2015.

³ The aerial image is sourced from ©DigitalGlobe satellite imagery of the project site provided by Microsoft Corporation 2017.

PROPOSED WINERY PROJECT

Under the proposed Use Permit Application for Aloft Winery (#P16-00429), the owner/applicant of Cold Springs Vineyard is proposing to install a new access road through APN 024-340-011 and APN 024-340-010 to serve a proposed 50,000 gallon per year full crush winery, wine caves, tasting room and commercial kitchen located on APN 024-340-010. The proposed project development (which includes all site improvements and construction activities) is estimated to reduce the vineyard area to $20.9\pm$ acres and remove approximately 9,322 square feet or 0.16 acres of tree canopy that existed on the subject parcel in 1993. Refer to the associated Use Permit drawings prepared by Bartelt Engineering for the existing and proposed conditions.

Under #P05-0157-UP Cold Springs Vineyard was approved for $31.55\pm$ of tree canopy removal. However, based on the 60/40 Vegetation Clearing Exhibit⁴ it appears that only $31.34\pm$ acres of tree canopy was removed during the vineyard development. Furthermore, the proposed winery project is estimated to remove an additional $0.16\pm$ acres of tree canopy. The total area of tree canopy removal for the existing and proposed conditions is $31.50\pm$ acres ($31.34 + 0.16 = 31.50$). This is less than the approved amount of 31.55 acres under Use Permit #P05-017-UP. Therefore, the proposed project development is removing tree canopy within the approved amount and maintains the 45% retention of tree canopy.

CONCLUSION

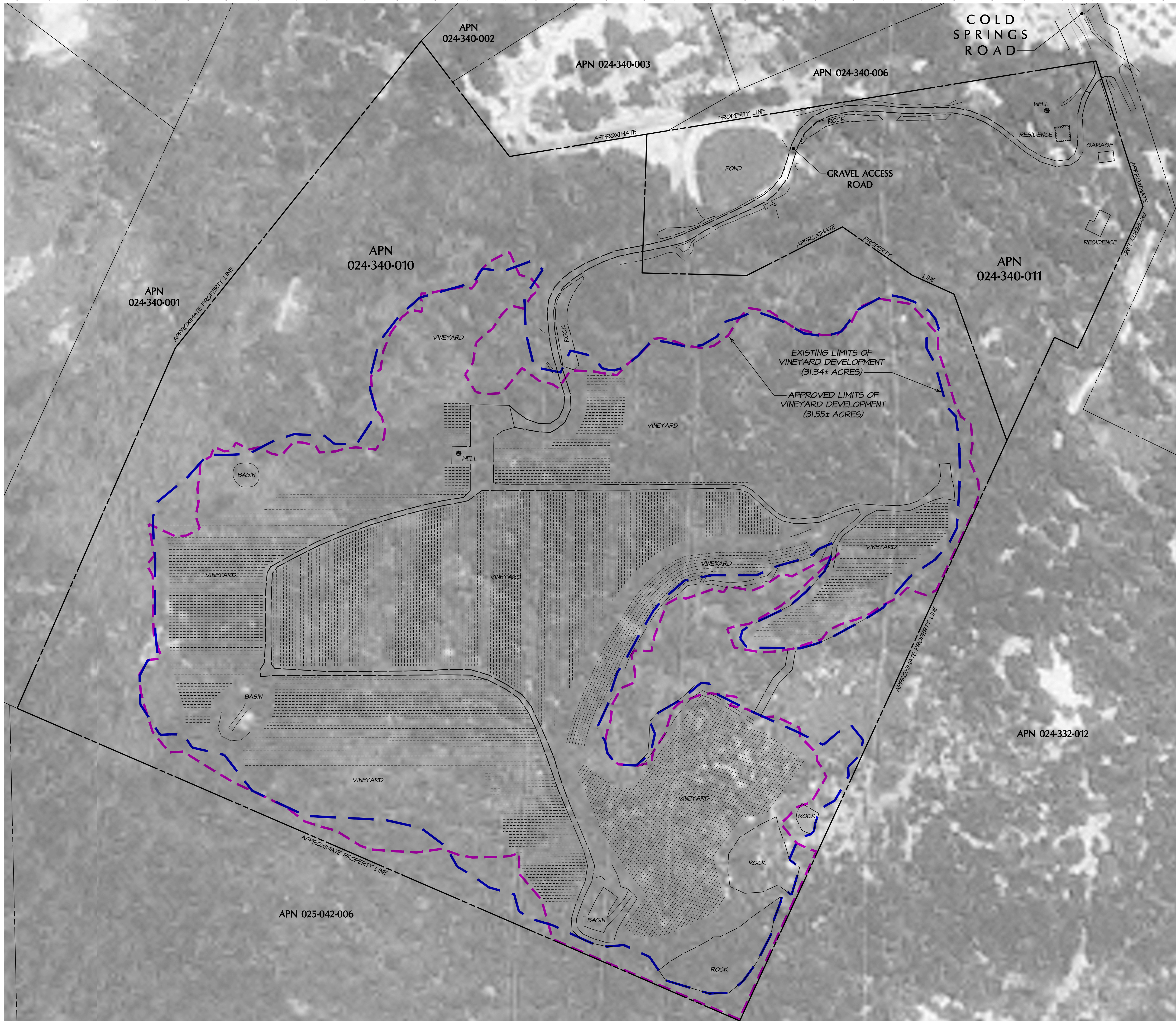
The proposed area of tree canopy removal for the Aloft Winery Use Permit Application falls within the allowable amount of tree canopy removal approved under Use Permit #P05-157-UP and therefore no further environmental review should be required under the 60/40 rule.

⁴ Refer to the attached 60/40 Vegetation Clearing Exhibit prepared by Bartelt Engineering for the proposed conditions, aerial image, tree demolition and tree canopy locations.

10/24/2017 - 11:41 AM: d:\projects\6040\6040.dwg, 5: LAND PROJ.EC\150303-2017\6040\6040.dwg, 1:11:13, ARCH PULL BLEED D (26.00 X 24.00 INCHES), 1" = 1" PLOTTED @ BARTLETT ENGINEERING, 101-258-1301

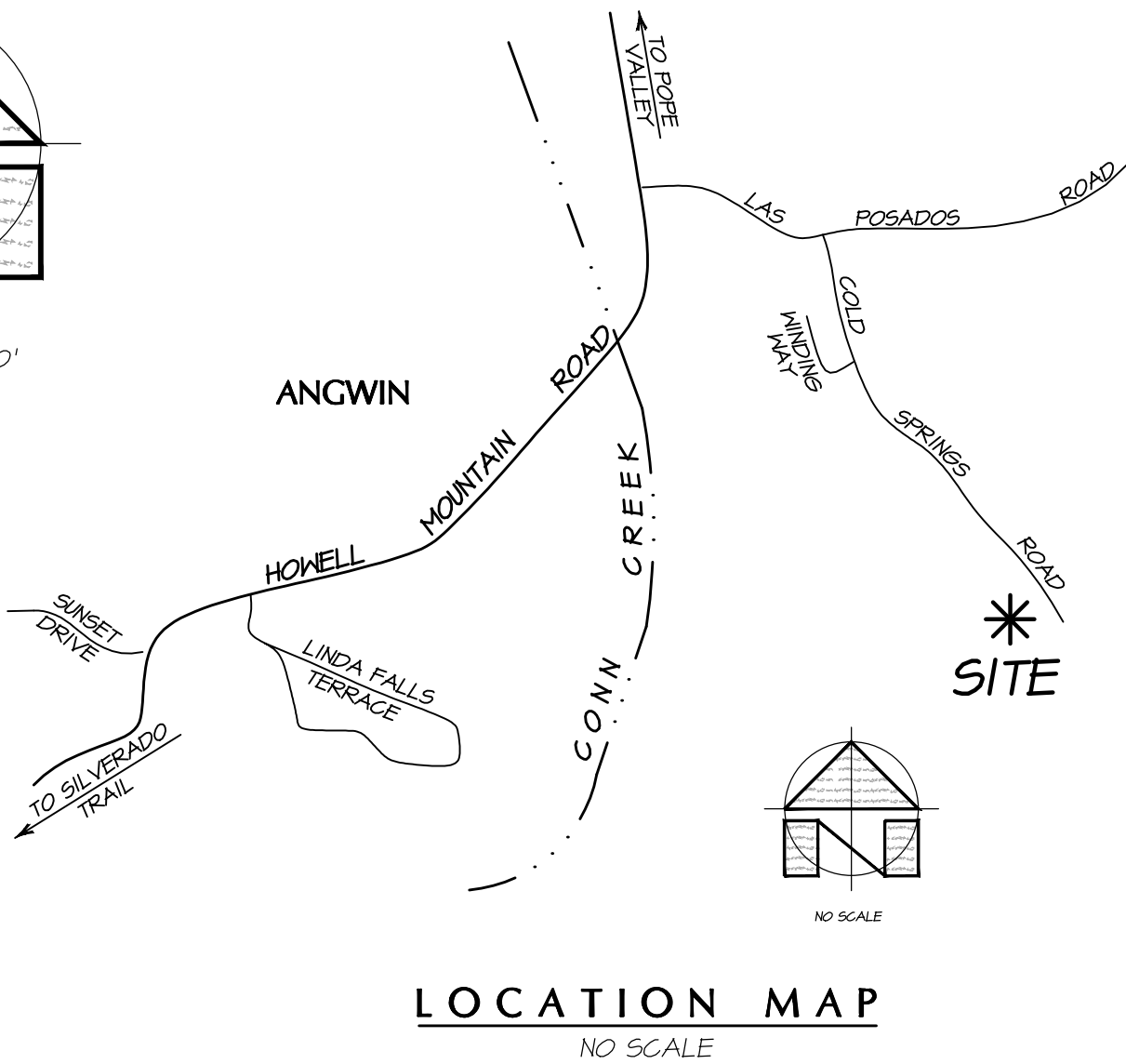
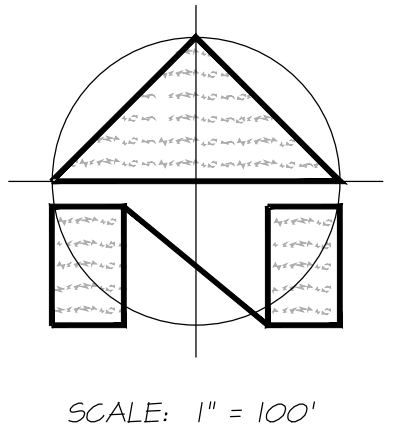
A LOFT WINERY

60/40 VEGETATION CLEARING EXHIBIT



60/40 VEGETATION CLEARING EXHIBIT - 1993 PHOTO WITH EXISTING CONDITIONS

SCALE: 1" = 100'



PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
COLD SPRINGS, LP
C/O MARC MONDAVI
P.O. BOX 191
ST. HELENA, CA 94574
707-967-9651

PROJECT ADDRESS:
430 COLD SPRINGS ROAD
ANGWIN, CA 94508

ASSESSOR'S PARCEL NUMBERS:
024-340-010 & -011

PARCEL SIZES:
50.07± ACRES & 0.51± ACRES

PARCEL ZONING:
AW

LEGEND:

- APPROVED AREA OF VINEYARD DEVELOPMENT UNDER #P05-0157-UP*
- EXISTING AREA OF VINEYARD DEVELOPMENT **

60/40 SUMMARY:

1993 BASELINE	
TOTAL PARCEL AREA	51.8± ACRES
APPROVED UNDER PERMIT #P05-0157-UP*	
TREE CANOPY REMOVED	31.55± ACRES
% TREE CANOPY REMOVED	54.6%
BRUSH/GRASS REMOVED	0± ACRES
% BRUSH/GRASS REMOVED	0%
EXISTING CONDITIONS (2017)**	
TREE CANOPY REMOVED	31.34± ACRES
% TREE CANOPY REMOVED	54.2%
BRUSH/GRASS REMOVED**	0± ACRES
% BRUSH/GRASS REMOVED	100%

* THE APPROVED AREA OF TREE CANOPY AND BRUSH/GRASS REMOVAL IS BASED ON THE APPROVED USE PERMIT EXCEPTION REQUEST TO THE CONSERVATION REGULATIONS SECTION 18.108.027B (THE "60/40 RULE") PERMIT #P05-0157-UP.

** THE EXISTING AREA OF TREE CANOPY AND BRUSH/GRASS THAT WAS REMOVED FOLLOWING APPROVAL OF #P05-0157-UP IS ESTIMATED USING AN AERIAL OF THE PROJECT SITE THAT SHOWS THE AREAS OF VINEYARD DEVELOPMENT.



PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT

R.C.E. 45102

A LOFT WINERY

60/40 EXHIBIT - 1993 PHOTO

COUNTY OF NAPA EXISTING CONDITIONS CALIFORNIA

DATE: NOVEMBER 2017

FILE NO: 1426-6040.DWG

JOB NO: 14-26

SHEET NO:

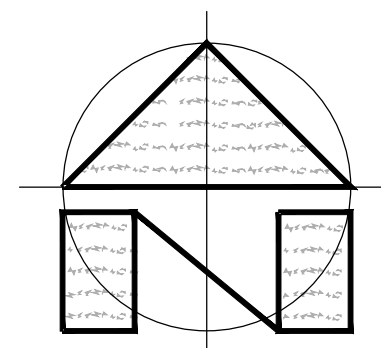
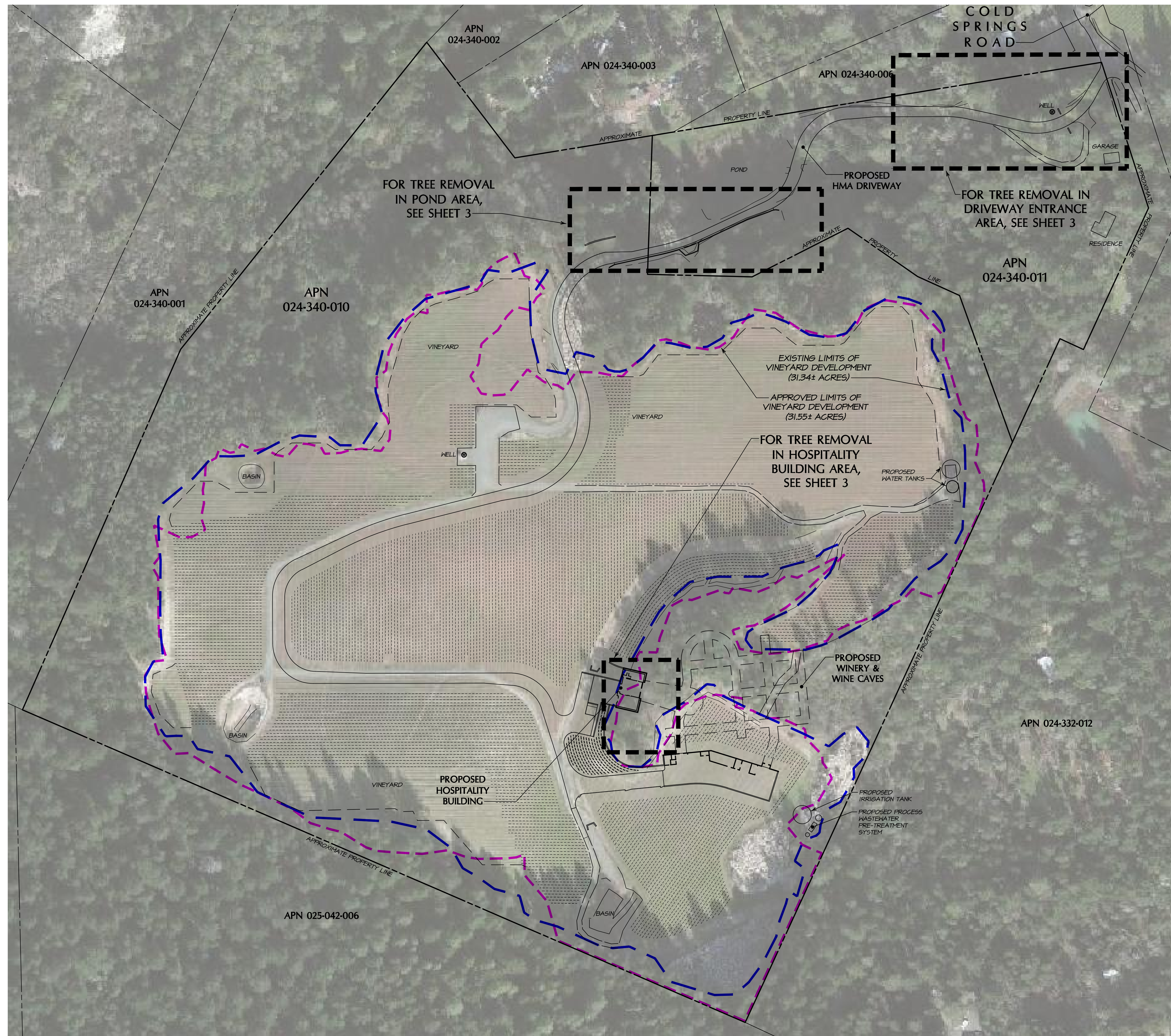
1
OF 3

BARTLETT
ENGINEERING
CIVIL ENGINEERING - LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartlettingeering.com
Telephone: 707-258-1301

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT IS THE PROPERTY OF BARTLETT ENGINEERING AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BARTLETT ENGINEERING. BARTLETT ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CLIENT OF BARTLETT ENGINEERING AND MAY BE DISTRIBUTED TO CONTRACTORS AND OTHERS WITHOUT THE WRITTEN PERMISSION OF BARTLETT ENGINEERING. BARTLETT ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CLIENT OF BARTLETT ENGINEERING AND MAY BE DISTRIBUTED TO CONTRACTORS AND OTHERS WITHOUT THE WRITTEN PERMISSION OF BARTLETT ENGINEERING.

© COPYRIGHT 2017. ALL RIGHTS RESERVED.



TREE REMOVAL STATISTICS:			
TYPE OF TREE	REMOVED FROM PARCEL 024-340-011	REMOVED FROM PARCEL 024-340-010	TOTAL REMOVED (BOTH PARCELS)
BAY	1	N/A	1
BLACK OAK	3	N/A	3
DOUGLAS FIR	15	11	26
LIVE OAK	4	N/A	4
MADRONE	6	5	11
MAPLE	N/A	1	1
PINE	1	N/A	1
TOTAL TREES REMOVED:	30	17	47

LEGEND:

	APPROVED AREA OF VINEYARD DEVELOPMENT UNDER P05-0157-UP*
	EXISTING AREA OF VINEYARD DEVELOPMENT**

60 / 40 SUMMARY :	
1993 BASELINE	
TOTAL PARCEL AREA	57.8± ACRES
APPROVED UNDER PERMIT #P05-0157-UP*	
TREE CANOPY REMOVED	31.55± ACRES
% TREE CANOPY REMOVED	54.6%
BRUSH/GRASS REMOVED	0± ACRES
% BRUSH/GRASS REMOVED	100%
EXISTING CONDITIONS (2017)**	
TREE CANOPY REMOVED	31.34± ACRES
% TREE CANOPY REMOVED	54.2%
BRUSH/GRASS REMOVED	0± ACRES
% BRUSH/GRASS REMOVED	100%
PROPOSED CONDITIONS UNDER #P16-00429	
TREE CANOPY REMOVED	0.16± ACRES
% TREE CANOPY REMOVED	0.3%
BRUSH/GRASS REMOVED	0± ACRES
% BRUSH/GRASS REMOVED	100%
EXISTING (2017) + PROPOSED (#P16-00429) CONDITIONS***	
TREE CANOPY REMOVED	31.50± ACRES
% TREE CANOPY REMOVED	54.5%
BRUSH/GRASS REMOVED	0± ACRES
% BRUSH/GRASS REMOVED	100%

* THE APPROVED AREA OF TREE CANOPY AND BRUSH/GRASS REMOVAL IS BASED ON THE APPROVED USE PERMIT EXCEPTION REQUEST TO THE CONSERVATION REGULATIONS SECTION 10.108.02TB (THE "60/40 RULE") PERMIT #P05-0157-UP.

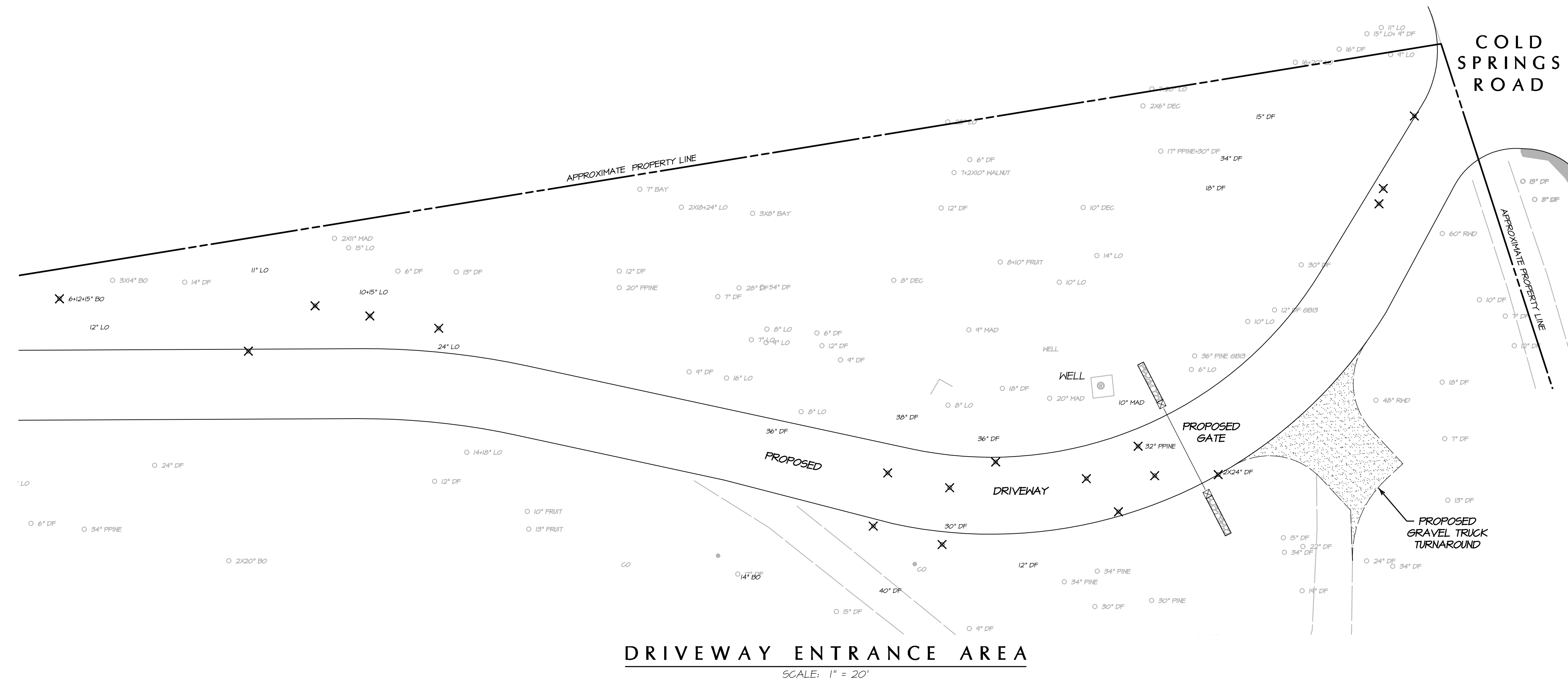
** THE EXISTING AREA OF TREE CANOPY AND BRUSH/GRASS THAT WAS REMOVED FOLLOWING APPROVAL OF #P05-0157-UP IS ESTIMATED USING AN AERIAL OF THE PROJECT SITE THAT SHOWS THE AREAS OF VINEYARD DEVELOPMENT.



PREPARED UNDER THE DIRECTION OF

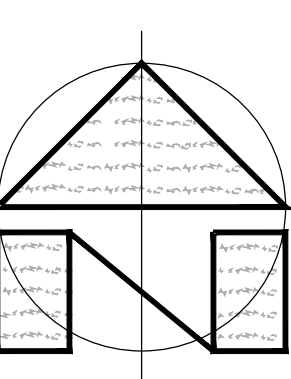
PAUL N. BARTELT R.G.E. 45102

10/24/2017 - 11:41 AM, Division 5, LAND PROJ, EC/15/00/3-2017/426/MACAD/EXHIB/15/1426-6040/DWG, 3-DETAILS, AREA FILL BLEED D 08.00 X 24.00 INCHES, 1" = 1' PLOTTED @ BARTLETT ENGINEERING, 707-258-1301



DRIVEWAY ENTRANCE AREA

SCALE: 1" = 20'



SCALE: 1" = 20'

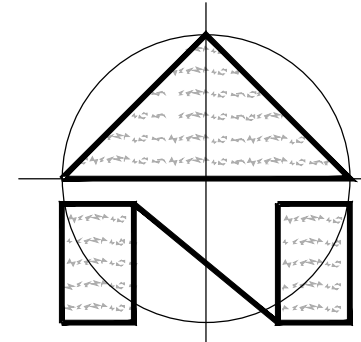
LIST OF TREES FOR REMOVAL

- 15" DOUGLAS FIR
- 34" DOUGLAS FIR
- 18" DOUGLAS FIR
- 2X24" DOUGLAS FIR
- 32" PONDEROSA FINE
- 10" MADRONE
- 12" DOUGLAS FIR
- 36" DOUGLAS FIR
- 38" DOUGLAS FIR
- 30" DOUGLAS FIR
- 40" DOUGLAS FIR
- 36" DOUGLAS FIR
- 14" BLACK OAK
- 12" LIVE OAK
- 6+12+5" BLACK OAK
- 11" LIVE OAK
- 10+15" LIVE OAK
- 24" LIVE OAK

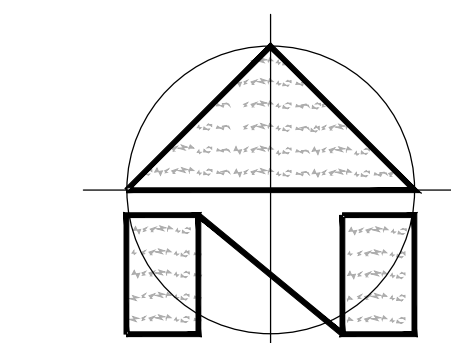
TOTAL NUMBER OF TREES = 18
APPROXIMATE TREE CANOPY = 4,840± SQ FT

LEGEND:

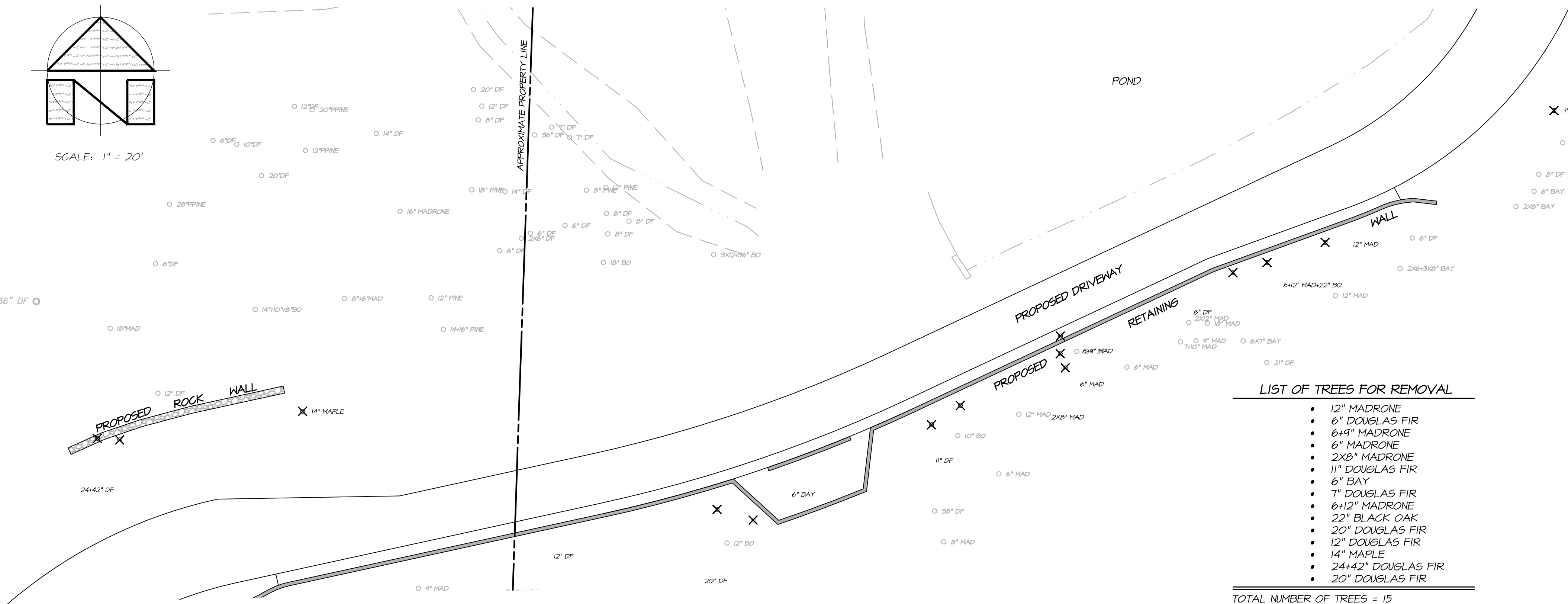
- ✕ TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE



SCALE: 1" = 20'



SCALE: 1" = 20'



POND AREA

SCALE: 1" = 20'

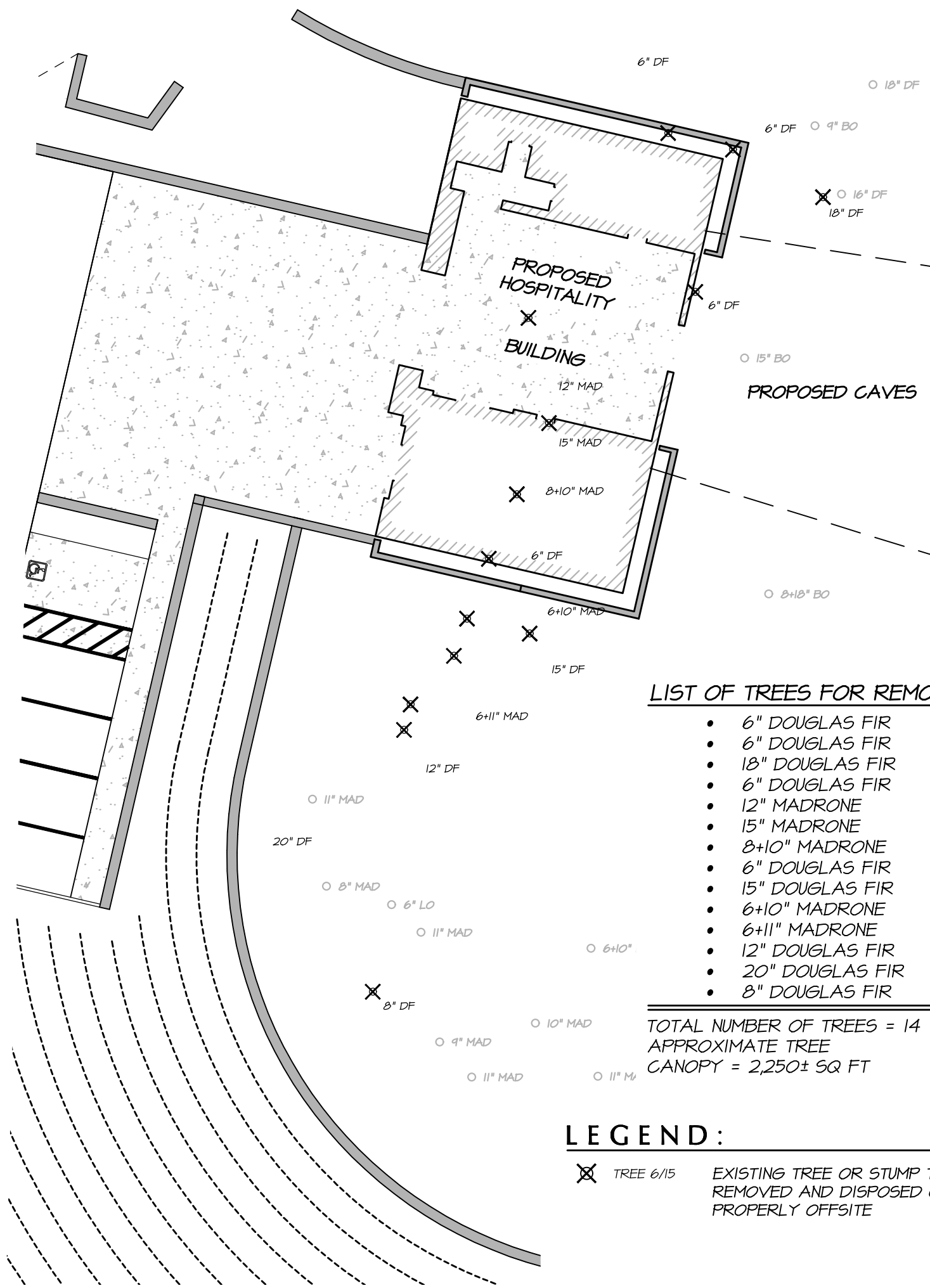
LIST OF TREES FOR REMOVAL

- 12" MADRONE
- 6" DOUGLAS FIR
- 6+9" MADRONE
- 6" MADRONE
- 2X8" MADRONE
- 11" DOUGLAS FIR
- 6" BAY
- 11" DOUGLAS FIR
- 7" DOUGLAS FIR
- 6+12" MADRONE
- 22" BLACK OAK
- 20" DOUGLAS FIR
- 12" DOUGLAS FIR
- 14" MAPLE
- 24+42" DOUGLAS FIR
- 20" DOUGLAS FIR

TOTAL NUMBER OF TREES = 15
APPROXIMATE TREE CANOPY = 2,182± SQ FT

LEGEND:

- ✕ TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE



HOSPITALITY BUILDING AREA

SCALE: 1" = 20'

LIST OF TREES FOR REMOVAL

- 6" DOUGLAS FIR
- 6" DOUGLAS FIR
- 18" DOUGLAS FIR
- 6" DOUGLAS FIR
- 12" MADRONE
- 15" MADRONE
- 8+10" MADRONE
- 6" DOUGLAS FIR
- 15" DOUGLAS FIR
- 6+10" MADRONE
- 6+11" MADRONE
- 12" DOUGLAS FIR
- 20" DOUGLAS FIR
- 8" DOUGLAS FIR

TOTAL NUMBER OF TREES = 14
APPROXIMATE TREE CANOPY = 2,250± SQ FT

LEGEND:

- ✕ TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE



PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT

R.C.E. 45102

OWNERSHIP OF DOCUMENTS
BARTLETT ENGINEERING, INC. IS THE OWNER OF THE DOCUMENTS HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTLETT ENGINEERING, INC. THE CLIENT OF BARTLETT ENGINEERING, INC. IS THE CLIENT OF BARTLETT ENGINEERING, INC. AND MAY BE DISTRIBUTED TO CONTRACTORS AND SUBCONTRACTORS FOR THE PROJECT. THIS DRAWING REPRESENTS THE LATEST INFORMATION RELATIVE TO THE PROJECT.
© COPYRIGHT 2017. ALL RIGHTS RESERVED.

DES.	CHKD.
CON	CON
DES	DES
CHKD.	CHKD.

BARTLETT
ENGINEERING
CIVIL ENGINEERING - LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartlettengineering.com
Telephone: 707-258-1301

ALOFT WINERY
TREE REMOVAL EXHIBIT
COUNTY OF NAPA
CALIFORNIA

DATE: NOVEMBER 2017

FILE NO: 1426-6040/DWG

JOB NO: 14-26

SHEET NO:

3