NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1195 Third Street, Room 210, Napa, California, 94559 (707) 253-4416

APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

JUL 22 1999

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

FILE NO: 99141-UP

NAPA CO. CONSERVATION DEVELOPMENT & PLANNING

Date Submitted: 7/22/99

Date Complete:

Date Published: SEE REFERRAL ATTACHED

	ZA	CDPC	BS HEARING
Hearing			
Action	-031 = 68 ACRES, -032 110 ACRES		

REQUEST: USE PERMIT REQUEST [redacted] OF OAKVILLE LLC for an exception to the Napa County Conservation Regulations to permit the construction of up to 4,800 feet of access road and driveway across slopes of 0 to 76% on 331.27 acres (APN 27-310-31, 32, 35, & 36) situated north of Oakville Grade approximately 1,000 feet east of its intersection with Mt Veeder Rd in an AW (Agricultural Watershed) Zoning District.

TO BE COMPLETED BY APPLICANT
(please print or type)

Applicant'sName: Rob Yeakey Telephone #: (707)967-1036

Address: 2600 Spring Mtn. Road, St. Helena, CA 94574
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name Oakville LLC Telephone #:( ) Same as above

Address: 2600 Spring Mtn. Road, St. Helena, CA 94574
No Street City State Zip

Site Address (if any):
No Street City

Assessor's Parcel #: 027-310-031 Existing Parcel Size: 68.0 Acres±

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, 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 preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant 7-6-99 Date

Signature of Property Owner 7-6-99 Date

ROBERT H. YEAKEY
PRINT NAME

ROBERT H. YEAKEY
PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Balance Fee: $640.00 RECEIPT # 94267 RECEIVED BY: DATE: 22 July '99
Pre-app Fee: $125.00 RECEIPT # DATE:
Total Fee: $765.00

SEE ECPS 98541

H\exconreg.doc 10/31/97

* Prior to LLA project area was in 27-310 28/29

HILLARY GITELMAN
Director

COUNTY *of* NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

MEMORANDUM

TO: Conservation, Development and Planning Commission

FROM: Mary Doyle, Principal Planner

SUBJ: Revisions to OAKVILLE, LLC/ROBERT M. YEAKEY USE PERMIT EXCEPTION #99141-UP
APNs (027-310-031, -032 SFAP)

DATE: May 7, 2008

The Use Permit exception request to the Conservation Regulations remains unchanged, new construction of an access road and driveways. The alignment of an access road has been through seven (7) different iterations between 1999 and 2007. These 7 alignments would have had access of an existing driveway on Oakville Grade. The alignment recommended for approval is a new entrance off of Dry Creek Road, approximately 800 feet west of the (revision 2002) entrance on Oakville Grade. It is a modification to alignment 1. Alignment 1 as originally proposed would not have accommodated a CDF fire engine. The proposed (2007) alignment with the tunnels does provide a gradient that a FIRE engine could use. The intent of the original driveway was to access one parcel (027-310-031), with the potential to provide access to the adjoining parcel (027-310-032). However, without access to (-031), there would not a point to provide access to (-032). The alignment recommended for approval will provide access to (-032). (see attached graphic .....)

The original application is revised with concurrence by applicant as follows:

- Request: The length of the private road with driveways is 11,100 linear feet across slopes of 4% to 71% to provide access to 2 parcels (027-310-031 of 68 acres & -032 of 110 acres). Access to be off of Dry Creek Road.

The supplemental application the following items are revised as:

Item 1: Parcel (-013) fronts Dry Creek Road and the revised alignment <u>with tunnels</u> does allow access to the parcel from a southerly direction. As well as allowing access to parcel (032).

Item 5: Under section 18.108.025 disturbance to streams/watercourses and setbacks: There shall be no disturbance to streams, watercourses and stream setbacks shall be retained.

JUL 2 2 1999
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

SEE ATTACHED LETTER

The proposed driveway to the building site for A.P.N. 027-310-031 is over steep sloping terrain. The property fronts Oakville Grade which is to the south, where the slopes are steepest, prohibiting access to the building site from a southerly direction. The proposed driveway location approaches the property from the east where approximately 1/3 of the private access driveway will be along existing fire roads, for which plans have been previously submitted and approved. The exception request for the construction of a driveway to A.P.N. 027-310-031 is due to the fact that the average proposed driveway slope is 42%, with 18 of the 49 cross sections being over 50% slope. No variance will be required since the average slope is less than 50%.

2. Are there any alternatives to the project which would not require an exception? Please explain.

No alternatives for a driveway to the building site exist which would not require an exception.

There are three directions from which a driveway could approach the building site, (i.e. northerly, easterly, and southerly). All possible access routes will have at least 3 or more cross sections which exceed a 50% slope.

3. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The driveway being proposed is in an area covered by predominantly low lying brush and shrubs which will minimize the impact on existing vegetation and trees. Hydroseeding and replanting of natural vegetation on cut and fill slopes has been included in the plans to mitigate adverse environmental effects.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The driveway has been designed to meet the requirements of Napa County Fire Department, and the California Department of Forestry and Fire Protection.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025. SEE MEMO ATTACHED

The disturbance to streams and watercourses has been minimized by using a free span bridge at the Campbell Creek crossing and a culvert at the intermittent stream crossing. The culvert will be placed when the intermittent stream is dry. Fill slopes along the streamside of the proposed driveway will be planted with native vegetation. A 1603 permit application has been filed with Fish and Game. A site inspection with Fish and Game was performed on June 24th. Their reccomendations have been incorporated into this revised plan set.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

Upon site visit we found nothing pertaining to this project that adversely impacts threatened or endangered plant or animal habitats as designated by State or Federal Agencies. The project area was not found to be identified on the County's Environmental Sensitivity Maps.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

Section 18.108.040.A. Structural/road development projects

1. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading:

The Driveway being proposed is in an area covered by predominantly low lying brush & shrubs which will reduce the impacts on vegetation and trees, thereby complementing the natural landform. To avoid excessive grading the driveway follows the slope of the ground closely over much of it's length to balance cut and fills in the area where the ground cross slope is steep. Additionally the beginning portion of the driveway is over existing fire roads which will be improved thereby utilizing the existing landform and contributing to an overall reduction in grading.

2. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

   a. Multiple-floor levels which follow existing, natural slopes;

   b. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;

   c. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

The primary and accessory structures proposed meet the current code, therefore no exception is required.

Section 18.108.040.B. Agricultural projects and Agricultural roads (as defined by Napa County Department of Public Works):

1. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located; (Please attach a copy of the USLE worksheet used to determine the erosion rate).

Not Applicable

3. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

Not Applicable

4. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

Not Applicable

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REB ENGINEERING, INC.

Civil & Structural Engineering - Land Surveying & Planning

October 11, 2007

Ms. Mary Doyle
Napa County Conservation,
Development & Planning Department
1195 Third Street, Rm. 210
Napa, CA 94559

Subject: Pacific Coast Venture & Oakville LLC Residences
Use Permit Exception # 99141-UP (for slope over 30%)
Campbell Creek Ranch (Parcels #3 & #7)
APN 027-310-031 & 032

Dear Mary:

To better describe the work being proposed I am attaching an erosion control narrative along with the plans, soils, drainage, and environmental reports for the subject project, As you review this information please let me know if I can be of further assistance, and don't hesitate to call if you have any questions.

Sincerely,

Randal E. Bryant, P.E., P.L.S.
REB Engineering, Inc.

REB Engineering, Inc.
Phone: 707.963.8638 Fax: 707.963.2346 E-mail: randy@REBengineering.com
345 La Fata Street, Suite B / P.O. Box 113, St. Helena, CA 94574

October 11, 2007 Use Permit Exception # 99141-UP (for slope over 30%)

EROSION CONTROL NARATIVE: (A.P.N. 027-310-031 & 32)

1) The nature and purpose of the land disturbing activity and the amount of grading involved.

The nature and purpose of the land disturbing activity is the construction of a new Driveway and Residences for the properties of Oakville LLC, and Pacific Coast Venture, Corp., parcels #7, and #3 respectively, of Campbell Creek Ranch. The assessor numbers are as follows:

Oakville LLC, (A.P.N. 027-310-031)
Pacific Coast Venture, Corp., (A.P.N. 027-310-032)

House plans have been previously submitted to the Napa County Building Department for both properties. The new driveway to the proposed residence sites will be paved after construction. Turn-outs and driveway improvements will be according to the Napa County Public Works Dept., and California Department of Forestry (CDF) Specifications. The new driveway will begin at Dry Creek Road just west of the fire station at the end of Oakville Grade Road, and lead up the hill to the proposed building sites.

The proposed main driveway from Dry Creek Road is approximately 44,00 feet long to the 60 foot diameter circle turnaround near the north property line of Oakville LLC. From this turnaround circle the driveway splits off to the north for another 1700 feet to the Pacific Coast Venture, Corp residence, and to the south for about 600 feet to the Oakville LLC residence. For discussion purposes the Oakville LLC driveway will be considered to be from Dry Creek Road to the Oakville LLC Residence (5,000 LF), and the Pacific Coast Venture, Corp driveway will be from the 60 foot turnaround circle to its residence (1700 LF). The construction grading quantities associated with these projects are summarized below:

Grading/Construction Quantities

Project	*Description*	*CUT (cy)*	*FILL (cy)*
Oakville LLC	driveway	34,900	14,500
Oakville LLC	residence	17,200	22,500
Oakville LLC	landscape fill	200	18,500
Pacific Coast Venture, Corp	driveway	3,400	4,400
Pacific Coast Venture, Corp	residence	12,600	11,700
Project Totals		**68,300 cy**	**71,600 cy***

*Note: Additional fill to balance earthwork will come from underground utilities, swimming pools, and foundation construction.

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2) General description of existing site conditions, including topography, vegetation and soils.

The site is comprised of scattered small oaks, madrones, bays, firs, and digger pines, as is typically found on the west side of the Napa Valley in the area around Oakville Grade Rd. Topography is slightly sloping to steep terrain. The soils are typically shallow and underlain with a fractured shale rock.

3) Natural features onsite including streams, lakes, reservoirs, roads, drainage and other areas that may be affected by the proposed activity.

The proposed project will be constructed over and through the existing hillside terrain and should have a minimal impact on the natural features onsite.

4) Soil types/soil series identified in the Soil Conservation Service (SCS) Napa County Soil Survey (1978 edition).

The soil is type 157 (Lodo-Maymen-Felton association 30-75% slope) as shown on the Soil Survey of Napa County Map #30, however soil type 136 (Felton gravelly loam 30-50% slope) and soil type 165 (Millsholm Loam 30-75% slope) were also found on the site.

5) Critical areas, if any, within the development site that have serious erosion potential or problems.

The project leads from Dry Creek Road along the sides of the hills to the upper gentle slopes of the Oakville LLC, and Pacific Coast Venture, Corp building sites. Although the driveway entrance is across from Dry Creek it then leads away from streams and creeks on the property. Special care will need to be taken in regards to erosion control measures around the driveway entrance and along the sides of the hills. With the BMP measures in place there should be no serious erosion potential or problems with this project. Some other critical areas will be during the rainy season where small rocks and soil that are disturbed on steep slopes can be mobilized by runoff where the soil erosion potential is high.

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6) Proposed erosion control methods including:
a) All drainage systems and facilities, walls, cribbing or other erosion protection devices to be constructed with, or a part of the proposed work.

Fiber rolls or silt fences will be constructed downslope of exposed soils from the construction of the building pad, and as determined by the engineer or county inspector. A three step process will be used for the hydroseeding of the exposed slopes along the proposed driveway improvements will also be used. Drainage swales or "V" ditches shall be constructed in some areas of the driveway, and toes of slopes to provide for some control of storm water. The main method of erosion control will be provided soil nail walls which will reduce the area of exposed earth and minimize the impact of road construction on the hillside. Also sediment basins will be used in two areas of the project to reduce silt leaving the project site.

All swales and ditches shall be lined with rock, Enkamat fabric, or concrete as needed to resist erosion from high water velocities. Drainage outfalls will be into existing swales and or ditches. Rock rip rap protection at drainage inlets and outlets will be constructed to protect the entrances and exits of storm water in pipes. Some geogrid engineered fill and earth buttress walls will be used to reduce the impacts of long fill slopes on the existing terrain and vegetation.

b) Proposed vegetative erosion control measures including location, type and quantity of seed, mulch, fertilizer and irrigation; timing and methods of planting, mulching and maintenance of plant material and slopes until a specified percentage of plant coverage is uniformly established.

A three step hydroseed process will be used for the slopes steeper than a 2:1, along the proposed driveway. The three step process will begin with a hydraulically applied seed, fertilizer, fiber, emulsion, and mychorhizol inoculant. The second step will blow straw over the newly hydroseeded slopes, and then the third and final step will cover the straw and seeded slope with a fiber, tackifier, compost/fertilizer mixture to create a protective blanket over the entire exposed slope area. For slopes along the proposed driveway flatter than 2:1, and in the pad area, spread Napa Erosion Mix per Napa Valley Farm Supply (or equal) at a rate of 50 lbs/acre and fertilize with 60 lbs/acre of nitrogen equivalent fertilizer over all freshly exposed erodable soil surfaces. Cover seeded soil surfaces with straw mulch, using 3,000 - 4,000 lbs/acre to retain soils and facilitate plant regrowth. Natural rainfall will provide irrigation, since planting will occur no sooner than October. Method of planting will be hand broadcast or hydromulch. Replanting and mulching will continue until an 80% growth rate is achieved.

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7) Stormwater stabilization measures, if the development of the site will result in increased peak rates of run-off that may cause flooding or channel degradation downstream. -- None required.

8) An implementation schedule showing the following:
a) The proposed clearing, grading, and/or construction schedule.

Begin work upon receipt of grading permit between April 1 and October 15. Construct the cuts and fills along the proposed driveway and install the drainage pipes, drainage inlets, rock rip rap, and retaining walls, concrete "V" ditches and/or lined swales. Erosion control measures shall be implemented by October 15, or in the event of inclement weather. Work shall continue through the winter to complete the project if not completed sooner with permission of the Public Works Director.

b) The proposed schedule for winterizing the site (generally by October 15 of each year the permit is in effect.)

Place fiber rolls or silt fences down slope of exposed soils having a potential of erosion, per plan. Place seed mix and fertilizer and 1 " of straw over exposed soils, or use three steep hydroseed process as shown on plan. Install velocity check dams in swales and water bars as needed if the driveway improvements are not completed prior to the rainy season. Place rock energy dissipater at the outfall of storm drain pipes and/or silt bags as shown or directed by the project engineer. Complete installation on or before October 1. Call for inspection by October 7 to confirm winterizing of site.

c) The proposed schedule of installation of all interim erosion and sediment control measures, including the stage of completion of such devices at the end of the grading season (generally October 15) of each year the permit will be in effect.

As an interim measure one inch of straw will be spread over all exposed earth surfaces which have a potential for erosion, when the chance of rain is over 70% as determined by the National Weather Bureau. Install velocity check dams in swales and water bars as needed if the driveway improvements are not completed prior to the rainy season. Place rock energy dissipater at the outfall of storm drain pipes as shown. Complete installation on or before October 1.

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d) The schedule for installation of permanent erosion and sediment control devices where required.

Permanent erosion control measures shall be completed prior to the beginning of winter, or as soon as possible.

9) The estimate cost of implementation of the erosion and sediment control measures.

Estimated cost will be $30,000.

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RANDAL E. BRYANT, P.E., P.L.S.
R.C.E. No. 045115 - P.L.S. No. 6591

Civil & Structural Engineering - Land Surveying & Planning

February 25, 2008

Ms. Mary Doyle
Principal Planner
Napa County Conservation Development & Planning Department
1195 Third Street, Room 210
Napa , CA 94559

Subject: Environmental Review for Oakville, LLC /Robert M. Yeakey
Use Permit Exception #99141-UP (for slopes over 30%)
A.P.N. 027-310-031 & 032

Dear Mary:

In response to our last meeting on Thursday February 7, 2008 I have amended the attached plan for parcel 027-310-031. The plan is still shown as revision 3, however it is now dated 2-25-08 to correspond to today's submittal. Additionally an exhibit has been prepared showing how the fill could be reduced in the entrance area of the driveway. This exhibit is titled *"Driveway Alternative STA 0+00 TO 8+00 3:1 FILL EXHIBIT"*. The driveway alternative reduces the amount of fill placed on site by approximately 16,000 cubic yards. This will equate to approximately 640 truck trips at 25 yds per truck using transfer trailer trucks. At 4 trips per day per truck using 6 trucks per day, a total of 27 working days would be required to move the 16,000 cubic yards to an approved fill site that meets Napa County requirements.

According to the memo, dated 1-16-08, from Drew Lander at Napa County Public Works we have also included drainage calculations verifying that the existing 18" CMP drain pipe at Dry Creek Rd. is sufficient to handle the storm water flows from the subject project. A plan check response letter is also provided for your information to show how we have addressed the comments of Drew Landers memo in the new revised plan set. I appreciate your attention to detail on this project, and please call if you have any questions or require further clarification of any of the information we have provided.

Sincerely,

Randal E. Bryant, P.E., P.L.S.
REB Engineering, Inc.

cc: Rob Yeakey
cc: Allan Moore
cc: Jeff Redding

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R.E.B. ENGINEERING, INC.

CIVIL AND STRUCTURAL ENGINEERING

SURVEYING AND LAND PLANNING

OAKVILLE LLC
DRIVEWAY AT DRY CREEK ROAD

HYDROLOGY/HYDRAULICS CALCULATIONS

Prepared for
Napa County
Public Works Department

REG. EXP. 9-30-08

RECEIVED

FEB 25 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Job# 98-10111G
Date: 2/25/08

P.O. Box 113, St. Helena, CA 94574
Phone: (707) 963-8638 Fax: (707) 963-2346

STORM WATER POLLUTION PREVENTION PLAN

FOR THE

OAKVILLE LLC. & PACIFIC COAST VENTURE CORP.

PROPERTIES

OAKVILLE, CA

APN 027-310-033 & 027-310-031

OWNER: ROB YEAKEY.

CONTRACTOR: MARK HAMMOND

ENGINEER: R.E.B. ENGINEERING, INC.

WASTE DISCHARGE ID: to be assigned

CONTACT: RANDAL E. BRYANT

R.E.B. ENGINEERING, INC.

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REGISTERED PROFESSIONAL ENGINEER
RANDAL E. BRYANT
045115
CIVIL
STATE OF CALIFORNIA

REG. EXP. 9-30-08

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R.E.B. Engineering, Inc

Civil & Structural Engineering - Land Surveying & Planning

CONSTRUCTION METHODS

FOR

THE GRADING OF

OAKVILLE LLC

&

PACIFIC COAST VENTURE, CORP.

RESIDENCE & DRIVEWAYS

Phone: 707.963.8638 Fax: 707.963.2346
345 La Fata St., Suite B, P.O. Box 113, St. Helena, California, 94574

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MUSCI NATURAL RESOURCE ASSESSMENT
1130 CAYETANO COURT NAPA CA 94559-4199 707.257.2487
musci@musci.com www.musci.com

OAKVILLE LLC RESIDENTIAL DEVELOPMENT AND VINEYARD CONVERSION PROJECT

BIOLOGICAL RESOURCES RECONNAISSANCE SURVEY AND SPECIAL STATUS PLANT STUDY

OAKVILLE GRADE NAPA COUNTY (APN 027-310-031-000, 027-310-032-000)

(MUSCI JOB# BS-07-77)

28 AUGUST 2007

This report presents information on wildlife and plant species, including sensitive native species, on lands proposed by Oakville LLC for vineyard conversion and residential construction located in the Mayacama Range at northwest of the intersection of Mt Veeder Road and Oakville Grade west of Oakville in Napa County (APN 027-310-031-000 and 027-310-032-000) (see Site Map, Figure 1).

The purpose of the field review is to conduct biological field surveys of the project area. In addition, the survey addresses whether special status plant species occur or may be impacted by the project. This report summarizes the field observations and presents information on wildlife and plant species and their habitats occurring within the areas proposed for vineyard conversion. This report incorporates information to satisfy County of Napa requirements for both the Biological Resources Reconnaissance Survey and the Special Status Plant Study.

PROJECT AND SITE DESCRIPTION

The project proposes construction and occupancy of two residences (including well and septic systems), construction of a shared driveway off of Dry Creek Road, installation of a water tank and conversion of approximately 5 acres of the parcel to vineyard (see Project Plan, Figure 2). The proposed vineyard would be located on the southernmost panhandle of the parcels close to Dry Creek Road in existing ravines and draws

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RANDAL E. BRYANT, P.E., P.L.S.
R.C.E. No. 045115 - P.L.S. No. 6591

Civil & Structural Engineering - Land Surveying & Planning

OAKVILLE LLC.

(A.P.N. 027-310-031)

&

PACIFIC COAST VENTURE CORP.

(A.P.N. 027-310-032)

HYDROLOGICAL ANALYSIS

AND

HYDRAULIC CALCULATIONS

DRAINAGE STUDY REPORT

Prepared for

Napa County

Public Works Department

REGISTERED PROFESSIONAL ENGINEER
RANDAL E. BRYANT
045115
CIVIL
STATE OF CALIFORNIA
REG. EXP 9-30-08

Date: 10-11-07

Job # 1998-10111

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Civil & Structural Engineering - Land Surveying & Planning

OAKVILLE LLC.

(A.P.N. 027-310-031)

&

PACIFIC COAST VENTURE CORP.

(A.P.N. 027-310-032)

HYDROLOGICAL ANALYSIS

AND

HYDRAULIC CALCULATIONS

DRAINAGE STUDY REPORT

Prepared for

Napa County

Public Works Department

REG. EXP. 9-30-08

Date: 10-11-07

Job # 1998-10111

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PJC & Associates, Inc.
Consulting Engineers & Geologists

March 29, 2007

Job No. S49.01

Robert Yeakey
3082 White Sulphur Spring Road
Saint Helena, CA 94574

Subject: Design Level Geotechnical Investigation
Proposed Residence & Private Driveway
Campbell Creek Ranch, Parcel # 7
APN 027-310-031
Dry Creek Road
Oakville, California

PJC & Associates, Inc. (PJC) is pleased to submit this report which presents the results of our design level geotechnical investigation for the proposed residence and private driveway located on Dry Creek Road in Oakville, California. The approximate location of the site is shown on the Site Location Map, Plate 1. Our services were completed in accordance with our proposal for geotechnical engineering services, dated November 21, 2006. This report presents our engineering opinions and recommendations regarding the geotechnical aspects of the design and construction of the proposed project. Based on the results of this study, it is our opinion that the site can be developed from a geotechnical engineering standpoint provided the recommendations presented herein are incorporated in the design and carried out through construction.

1. PROJECT DESCRIPTION

Based on the preliminary grading plans and information provided by R.E.B. Engineering, Inc., it is our understanding that the proposed project will consist of improving the site and constructing a single family residence with an attached garage. The residence will consist of a one or two story, wood frame structure with raised wood floors in living areas and a concrete slab-on-grade floor in the garage. The project will also include the construction of a 5000-foot long asphalt paved, private driveway to access the residence. The construction of the driveway will include the construction of two tunnels, soil nail retaining walls and mechanically stabilized slopes. The project will be serviced by underground municipal utilities, a private on-site septic sewer system and a private on-site domestic well.

PJC & Associates, Inc.
Consulting Engineers & Geologists

October 31, 2007 Job No. S49.02

Robert Yeakey
3082 White Sulphur Spring Road
Saint Helena, CA 94574

Subject: Design Level Geotechnical Investigation
Proposed Residence & Private Driveway
Campbell Creek Ranch, Parcel #3
APN 027-310-032
Dry Creek Road
Oakville, California

PJC & Associates, Inc. (PJC) is pleased to submit this report which presents the results of our design level geotechnical investigation for the proposed residence, tennis court, swimming pool and private driveway located on Dry Creek Road in Oakville, California. The approximate location of the site is shown on the Site Location Map, Plate 1. Our services were completed in accordance with our agreement and your authorization to proceed with the work. This report presents our engineering opinions and recommendations regarding the geotechnical aspects of the design and construction of the proposed project. Based on the results of this study, it is our opinion that the site can be developed from a geotechnical engineering standpoint provided the recommendations presented herein are incorporated in the design and carried out through construction.

1. PROJECT DESCRIPTION

Based on the preliminary grading plans and information provided by R.E.B. Engineering, Inc., it is our understanding that the proposed project will consist of improving the site and constructing a single family residence with a detached garage, guest house, swimming pool and tennis court. The buildings will consist of one or two story, wood frame structures with raised wood floors in living areas and a concrete slab-on-grade floor in the garage. The swimming pool will consist of reinforced gunite construction and will be constructed below grade. The project will also include the construction of a 1200-foot long asphalt paved, private driveway to access the residence. The project will be serviced by underground municipal utilities, a private on-site septic sewer system and a private on-site domestic well.

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R.E.B. Engineering, Inc

Civil & Structural Engineering - Land Surveying & Planning

Project #111G
10/8/2007

Subject: Oakville LLC
Campbell Creek Ranch: Parcel #7
Sewage Feasibility Report
Campbell Creek Road, A.P.N. 027-310-031

Based on the available 70 inches of soil in test pits 1 and 3 from the site evaluation dated June 5, 2006, I have determined that there is sufficient area on the parcel to dispose of the wastewater generated by an 8 bedroom residence using an infiltrator chamber system. The proposed disposal field layout is shown on the attached exhibit.

The soil is sandy clay loam with strong moderate structure, which corresponds to an application rate of 0.33 gallons per square foot per day. Based on a flow rate of 450 gpd for the first 5 bedrooms and 100 gallons per bedroom thereafter, the flow rate will be 750 gpd for a 8 bedroom residence using infiltrator chambers. This amount of wastewater requires 2,272 square feet of sidewall. The proposed layout shows 8 lines at 100 feet, which can provide 2,400 sq feet of sidewall.

For reserve area, the amount of wastewater is calculated differently due to the different system required over the shallow soils. At 120 gallons per bedroom, an 8 bedroom residence is calculated at 960 gallons per day. Based on the soil conditions, the application rate is 0.6 gallons per square foot of field area. 960 / 0.6 = 1,600 square feet. For 200% reserve area, the amount of area required is 3,200 square feet. The attached exhibit shows 13,000 square feet available for a reserve system.

I am hopeful that this letter addresses all of your questions with regard to the feasibility of a residential wastewater system for this parcel. Please call if you have any further questions.

Sincerely,

Kenneth C Deibert Jr, PE,
Civil Engineer
REB Engineering, Inc.

Phone: 707.963.8638 Fax: 707.963.2346
345 La Fata St., Suite B, P.O. Box 113, St. Helena, California, 94574

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R.E.B. Engineering, Inc

Civil & Structural Engineering - Land Surveying & Planning

Project #111C
10/8/2007

Subject: Pacific Coast Venture
Campbell Creek Ranch: Parcel #3
Sewage Feasibility Report
Campbell Creek Road, A.P.N. 027-310-032

Based on the available minimum of 40 inches of soil in test pits 3 and 4 from the site evaluation dated June 5, 2006, I have determined that there is sufficient area on the parcel to dispose of the wastewater generated by an 8 bedroom residence using a Geoflow subsurface system. The proposed disposal field layout is shown on the attached exhibit.

The soil is sandy clay loam and clay loam with moderate structure, which corresponds to a Geoflow application rate of 0.6 gallons per square foot per day. At 120 gallons per bedroom, an 8 bedroom residence is calculated at 960 gallons per day. Based on the soil conditions, the application rate is 0.6 gallons per square foot of field area. 960 / 0.6 = 1,600 square feet. For 200% reserve area, the amount of area required is 3,200 square feet. The attached exhibit shows the available area for a reserve system.

It should be noted that this system requires the use of a pretreatment system. We recommend two Advantex AX-20 pods to serve 8 bedrooms.

I am hopeful that this letter addresses all of your questions with regard to the feasibility of a residential wastewater system for this parcel. Please call if you have any further questions.

Sincerely,

Kenneth C Deibert Jr, PE,
Civil Engineer
REB Engineering, Inc.

Phone: 707.963.8638 Fax: 707.963.2346
345 La Fata St., Suite B, P.O. Box 113, St. Helena, California, 94574