

Exhibit F

PROJECT REVISION STATEMENT

**P&M Vineyards Holdings LLC
Mt. Veeder Vineyard, Vineyard Conversion
Agricultural Erosion Control Plan #P19-00080-ECPA**

I hereby revise the Mt. Veeder Vineyard, Agricultural Erosion Control Plan #P19-00080-ECPA to convert to vineyard up to approximately 18.69 acres (approximately 15.12 net vine acres) of existing non-native annual grassland, within an 114.9 acre parcel (Assessor's Parcel No. 034-230-029) located at 1300 Mt. Veeder Road in Napa County California CA, to include the Three (3) measures specified below:

Mitigation Measure BR-1: The owner/permittee shall incorporate the following measures into #P19-00080-ECPA prior to approval to minimize potential impacts to special-status plant species, and Sensitive Biotic Communities and Biotic Communities of Limited Distribution (i.e. Purple Needlegrass Grassland):

- a. Revise the vineyard layout of Erosion Control Plan #P19-00080-ECPA prior to approval to remove Vineyard Block E, including portions of Vineyard Block E not otherwise removed by **Mitigation Measure GEO-1**.
- b. Prior to the commencement of vegetation removal or earth-disturbing activities associated with #P19-00080-ECPA, the owner/permittee shall submit to the County for review and approval a Purple Needlegrass Grassland Replacement/Revegetation Plan to replace approximately 0.13 acres of Purple Needlegrass grassland removed as a result of the mitigated project. Revegetation areas may occur in the areas formally proposed as Vineyard Block E or in areas determined suitable for Purple Needlegrass revegetation as determined by a qualified biologist or restoration ecologist. The Plan shall be prepared by a qualified biologist or restoration ecologist and include the following: i) a site plan showing the areas of revegetation, ii) a plant pallet composed primarily of Purple Needle Grassland (*Nassella pulchra*) and can include other compatible native plant species common to the area, that includes planting densities and plant sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management recommendations, specifications and goals, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of Purple Needlegrass Grassland replacement and re-vegetation efforts.
- c. Prior to ground disturbance associated with installation of the water line to Block A, the footprint of the water line shall be surveyed by a qualified botanist, and any special-status plants found within the footprint shall be mapped. To the fullest extent practicable, impacts to special-status plants shall be minimized via adjustments to the precise installation location. In addition, to preserve the local soil characteristics and seed bank, all native soil that is excavated/disrupted shall be retained and replaced *en situ*; no imported (off-site) soil shall be utilized or introduced.
- d. Clearing limits shall be clearly and accurately flagged by an engineer using GPS equipment. The purple needlegrass grasslands to be retained adjacent to the proposed vineyard boundaries shall be demarcated with construction flagging/fencing, and incursions into the boundary shall be conducted only by qualified personnel. No equipment or materials shall be laid down in or near the boundary.

- e. Revise Erosion Control Plan #P19-00080-ECPA prior to approval to include a cover crop blend utilizing primarily native species, such as the “Native, No-Till Blend” listed in the Napa Resource Conservation District Best Management Practices report, within the vegetated vineyard avenues adjacent to purple needlegrass grasslands to be retained.

Mitigation Measure BR-2: The owner/permittee shall revise Erosion Control Plan #P19-00080-ECPA prior to approval to include the following measures to minimize potential indirect impacts associated with the disturbance of nesting birds consistent with and pursuant to CFGC Sections 3503 and 3503.5:

- a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat in the development area, and where there is potential for impacts adjacent to the development areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than 14 days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than 14 days from the survey date, surveys shall be repeated. A copy of the survey results shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.
- b. After commencement of work if there is a period of no work activity of five 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 owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the U.S. Fish and Wildlife Service (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 County Conservation Division 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 preconstruction 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.

Mitigation Measure GEO-1: The owner/permittee shall implement the following measures prior to approval to reduce potential impacts to slope stability and associated erosion, sedimentation, and water quality as a result of the proposed project, to a less than significant level:

- a. Revise the vineyard layout of Erosion Control Plan #P19-00080-ECPA prior to approval to i) remove the portions of Vineyard Block E located within active landslides (map unit QIs) and provide a minimum 50-foot buffer from active landslides, and ii) provide a minimum 50-foot buffer from active landslides located adjacent to the northern and southern ends of Vineyard Block F

- b. Prior to the commencement of earthmoving activities associated with #P19-00080-ECPA, the limits of identified active landslides including the 50-foot buffer that are located adjacent to vineyard development shall be demarcated in the field by the project's geotechnical engineering. The locations of said demarcation shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities.

P&M Vineyards Holdings LLC, further commits themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them, and (c) inform in writing all persons doing work on this property of these limitations.

P&M Vineyards Holdings LLC, understands and explicitly agrees that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.

Signature

Date

Printed Name

Title

Melvin Pearl

March 3/20