

# Exhibit B-2

## TECHNICAL MEMORANDUM

**To:** Donald Barrella  
Napa County Department of Planning, Building & Environmental Services  
Engineering and Conservation Division  
1195 Third St. #210  
Napa CA 94559

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**FROM:** Jedidiah Dowell, Biologist  
Montrose Environmental Solutions  
1801 7<sup>th</sup> Street Suite 100  
Sacramento, CA 95811

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**SUBJECT:** Ceanothus Mitigation Calculations

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**DATE:** 5/24/2023

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### INTRODUCTION

This memorandum was prepared in response to a request from the Napa County Department of Planning, Building & Environmental Services for additional information regarding acreage calculations made within the Biological Resources Assessment (BRA) for the Red Dirt Grapes Vineyard Project (Proposed Project), located in Napa County (County), California. Further information was requested regarding the methods used in obtaining acreage and mitigation recommendations related to impacts to holly-leaved ceanothus (*Ceanothus purpurea*) resulting from the Proposed Project. After a biological review of impacts to holly-leaved ceanothus, a special-status species found in the County, it was determined that there were 3.1 acres of holly-leaved ceanothus found within a 96.47-acre Study Area. A total of 0.71 acres of holly-leaved ceanothus would be impacted by the 28.39-acre Project Site. The acreage calculations as stated and presented in the BRA are derived from the geospatial analysis, in-field coverage observations, and the habitat polygon workflow described below.

### CALCULATION METHODOLOGY

Acreage calculations related to holly-leaved ceanothus were derived by creating habitat polygons within and encompassing the Study Area by using aerial imagery digitization and/or an on-site GPS unit, attributing a percent cover of ceanothus observed during site visits to said habitat polygons, and lastly by multiplying habitat polygon acreage by percent cover ceanothus. This workflow calculation indicated that for all Study Area habitat polygons that holly-leaved ceanothus accounted for 3.1 acres of vegetation. This workflow was replicated for habitat polygons “clipped” in ArcMap using the Project Site polygon and recalculated for acreage of holly leaved ceanothus within the Project Site. This calculation yielded 0.71 acres of ceanothus habitat impacted. The Applicant for the Proposed Project plans to create conservation easements for mitigation purposes within the remainder of the Study Area not encompassed by the Project Site, including APNs 032-560-037 and portions of 032-030-070. The BRA recommends that a 2:1 ratio of preserved to impacted ceanothus be implemented. The full available acreage of holly-leaved ceanothus’ preservation to impact ratio within the Study Area is 3.3:1.

## Barrella, Donald

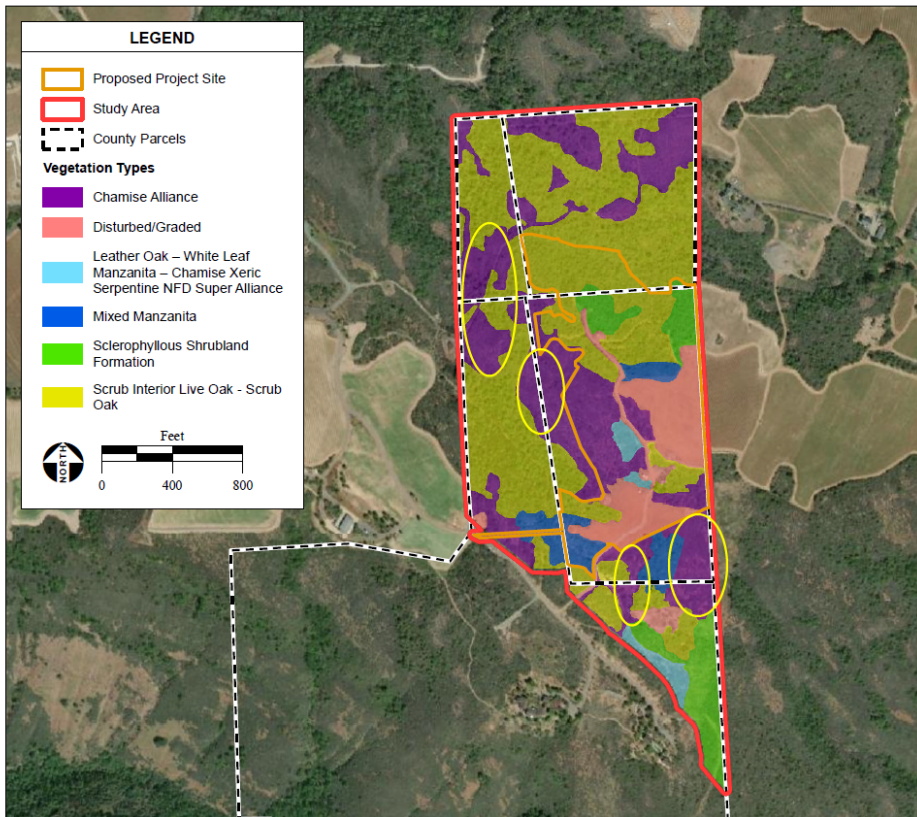
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**From:** Kathleen Sholty <kesholty@montrose-env.com>  
**Sent:** Friday, May 5, 2023 12:39 PM  
**To:** Barrella, Donald  
**Cc:** Mike Muelrath; Ryan, Patrick C.; Jim Wheeler; Savannah Johnson; Peter Bontadelli, Jr.  
**Subject:** Re: [EXTERNAL] RE: Referral to ESA? RE: Red Dirt Grapes

[External Email - Use Caution]

Hi Don,

Yes, the area shown is an overlap of the leather oak and western flax polygons. We did not map individual locations of *Ceanothus* because there were too many and some we could not access on the property due to vegetation. Instead, we calculated density from aerial maps and added an acreage to Table 4 of the BRA. The highest densities of *Ceanothus* are located in the Chamise Alliance habitats outside of the project area (avoided by project design) and shown in the yellow circled areas below. Please let me know if you have any other questions.



-Kathleen

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Kathleen Sholty  
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On Fri, May 5, 2023 at 11:13 AM Barrella, Donald <[Donald.BARRELLA@countyofnapa.org](mailto:Donald.BARRELLA@countyofnapa.org)> wrote:

Hi Mike and All,

I am almost complete with my review of the entire initial study, saving the biology section for last.

In reviewing Figures 7 & 8 of the Bio Report the locations of Holly-leaved ceanothus do not appear to be shown. The legend includes the Leather Oak – White Leaf Manzanita alliance (light blue), is this the HLC? Also these figures show an area in the southern end of the study area with a shade not included in the legend, or is this Western flax underlying the leather oak/HLC (See below)?

If you could clarify and provide updated figures as necessary that would be appreciated. I imagine the corresponding tables (1 and 4) are accurate and don't need to be updated, but please confirm.

Thank you

Don Barrella

707-299-1338

