

EXHIBIT F

PROJECT REVISION STATEMENT

Acierno Vineyard Conversion Agricultural Erosion Control Plan #P23-00348-ECPA

I hereby revise the Acierno Vineyard, Agricultural Erosion Control Plan #P23-00348-ECPA to convert to vineyard up to 0.73-acres (approximately 0.63 net vine acres) of mixed oak woodland, semi-natural grassland and ruderal land within an approximate 40.3-acre property (Assessor's Parcel No. 032-070-024) in Napa County California CA, to include the two (2) measures specified below:

Mitigation Measure BIO-1: Prior to the commencement of vegetation removal or earth-disturbing activities associated with #P23-00348-ECPA, the owner/permittee shall submit to the County for review and approval a Purple Needlegrass Grassland Replacement/Revegetation Plan to replace approximately 0.05-acre of Purple Needlegrass grassland removed at a 3:1 ratio because of the project. The Plan and area(s) determine suitable for Purple Needlegrass revegetation shall be determined and prepared by a qualified biologist or restoration ecologist and include the following: i) a site plan showing the area(s) of revegetation, ii) a plant pallet composed primarily of Purple Needle Grassland (*Nassella pulchra*) and 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 with a minimum of 5-years of monitoring, and vi) performance standards with a minimum success rate of 80% to ensure the success of Purple Needlegrass Grassland replacement and re-vegetation efforts.

Mitigation Measure BIO-2: The owner/permittee, prior to approval, shall implement to following measures to minimize impacts to oak woodlands:

- a. The Native Oak Replanting Plan prepared for Erosion Control Plan #P23-00348-ECPA (**Exhibit B-2**), which includes specifics on the oak tree replanting, erosion control measures within the replanting area, maintenance, and monitoring, shall be implemented. Areas of replanting shall also include those areas identified in **Exhibit A-1**, Sheets C2 and C2.1. Annual monitoring reports shall be prepared and submitted to the County, with interim success criteria included to ensure that the plan is on track to meet the mitigation goals. After the 5-year monitoring period, a report shall be prepared and submitted to the County evaluating the success of the mitigation program and recommending further actions if necessary. If the success criteria have not been met at the conclusion of the 5-year monitoring period, monitoring shall continue until the success criteria have been achieved.
- b. A Preservation Area, totaling a minimum of 0.62-acres (27,063 square feet) of oak woodland and associated cover canopy generally as shown on Plate III in **Exhibit B-2** and Sheets C2 and C2.1 in **Exhibit A-1** shall be designated as such in a deed restriction or conservation easement or other means of permanent protection. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the habitat (including, but not limited to conversion to other land uses such as agriculture or urban development and excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The owner/permittee shall record the deed restriction or conservation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall obtain final approval from Napa County prior to recordation of the preservation mechanism.

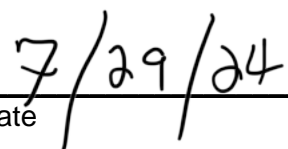
The land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including, but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County.

- c. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the proposed development area). The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protection areas for the duration of erosion control plan and vineyard installation.
- d. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the proposed development area.
- e. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P23-00348-ECPA shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before vineyard planting activities. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the erosion control plan.

Acierno Vineyard, further commit 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.

Acierno Vineyard, understand 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.


_____ Owner
Michael A. Acierno


_____ Date