

PROJECT REVISION STATEMENT
Atlas Rock LLC Vineyard Conversion
Agricultural Erosion Control Plan #P22-00031-ECPA

I hereby revise the Atlas Rock LLC Vineyard Agricultural Erosion Control Plan (ECPA) #P22-00031-ECPA to implement the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 1.74 gross acres of new vineyard (i.e., development area, proposed clearing limits; including approximately 1.37 net acres of new vines) within two vineyard blocks, located an approximate 4.84-acre parcel (i.e., project site) (Assessor's Parcel No. 033-010-059: 3380 Atlas Peak Road, California, to include the following one (1) measure specified below:

Mitigation Measure BR-1: The Owner/Permittee shall revise Erosion Control Plan #P22-00031-ECPA prior to approval to include the following provisions to reduce potential impacts to oak woodland and to achieve consistency with the Napa County General Plan Policy CON-24(C):

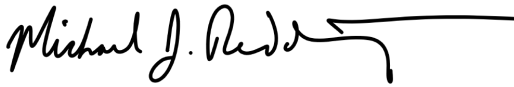
- a. Revise the boundaries of the proposed vineyard blocks to retain (i.e., remove from development) approximately 0.35-acre of oak woodland as existed on the parcel prior to the 2017 Atlas Fire, and as depicted in Table 1 and Figure 2 the Biological Resources Assessment Report for the project (Northwest Biosurvey, 2022). Retention of the most contiguous portion of pre-fire oak woodland would result in consistency with General Plan Policy CON-24, including the 2:1 by acreage preservation mitigation required by that Policy.
- b. An Oak Woodland Preservation Area totaling approximately 2.1 acres outside of the boundaries of the existing and proposed developed area and outside of the existing holly-leaf ceanothus populations shall be designated as such in a deed restriction, mitigation easement or other means of permanent protection. The Oak Woodland Preservation Area shall include a minimum of 2.1 acres on land with slopes less than 30% and located outside of stream setbacks. 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 mitigation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall be of like kind and quality to the oak woodland being impacted as a result of the proposed project, as follows: areas to be preserved shall take into account the type of vegetation being removed, and species diversity and species that are limited within the project property and Napa County; the acreage included in the preservation area should be selected in a manner that minimizes fragmentation of forest within the project property, protects special-status species; and the preservation area subject to oak woodland mitigation should not include portions of the property already subject to development restrictions (i.e., within creek setbacks or on slopes over 30%). The area to be preserved shall be determined by a qualified biologist with knowledge of the habitat and species and shall obtain final approval from 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 project site (typically within approximately 50-feet of the project site). The precise locations of said fences shall be inspected and approved by the Conservation 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 vineyard conversion 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 #P22-00031-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 percent 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.

The Property Owners (Atlas Rock LLC) 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.

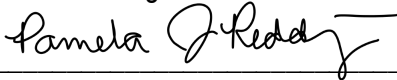
The Property Owners (Atlas Rock LLC) understand and explicitly agree that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which said application 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.



Michael Redding for Atlas Rock LLC

09/23/2024

Date



Pam Redding for Atlas Rock LLC

09/23/2024

Date