



## NORTHWEST BIOSURVEY

Environmental & Planning Services  
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September 2, 2024

Coda Rainsford  
HDVine LLC  
[coda@hdvine.com](mailto:coda@hdvine.com)

### **RE: Review of Proposed Woodland Conservation Plan for the Maxville Lake Vineyard Project**

Dear Ms. Rainsford,

I have reviewed your proposed "Canopy Preservation Area" map dated August 21, 2024. I concur that the proposed conservation area provides significant benefits for biological resources on the property and, in my opinion, would serve as a suitable location for canopy preservation. An additional consideration, is that about 560 acres of the property (including about 395 acres of woodland and forest canopy) are already designated "Forever Wild Areas" as part of an existing conservation easement<sup>1</sup>.

The proposed location along the southwestern property boundary provides significant advantages over other alternatives:

1. It preserves the remaining sensitive plant population areas that are not already within a conservation area. Holly-leaf ceanothus, Jepson's leptosiphon, and Mt. St. Helena morning glory (the three species on the property with sensitive regulatory status) all occur within the leather oak chaparral community. The proposed conservation area encompasses all of this community that is not already within the southwestern conservation area.
2. The proposed area provides a suitable large and contiguous area of mixed plant communities to provide meaningful habitat value.
3. The proposed area is contiguous with surrounding undeveloped wildlands to the southwest and southeast.

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<sup>1</sup> "Forever Wild Areas" under an existing conservation easement filed in 2001 (Record #2001-0046663) and amended in 2019 (Record #2019-0009087). The existing conservation easement was granted voluntarily and not as mitigation for any development project.

I believe these significant benefits outweigh other considerations such as slope and inclusion of riparian buffers (which will clearly still be preserved through inclusion in this conservation area).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Zalusky". The signature is fluid and cursive, with the first name "Steve" and last name "Zalusky" clearly distinguishable.

Steve Zalusky  
Principal Biologist