

**PROJECT REVISION STATEMENT**  
**230 Long Ranch Road LLC**  
**Agricultural Erosion Control Plan #P24-00114-ECPA**

I hereby revise the 230 Long Ranch Road LLC Agricultural Erosion Control Plan (ECPA) #P24-00114-ECPA to implement the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 18.8 gross acres of new vineyard (i.e., development area, proposed clearing limits; including approximately 15.8 net acres of new vines) within four (4) vineyard blocks, located on one (1) approximately 48.42 acre parcel (i.e., project site) (Assessor's Parcel No. 032-560-027: 230 Long Ranch Road, St. Helena, California, to include the following four (4) measures specified below:

**Mitigation Measure BIO-1:** The Owner/Permittee shall implement the following measures to minimize potential direct and cumulative impacts to special-status plant species (i.e., holly-leaved ceanothus, Sharsmith's western flax, and green monardella) and their habitat, including Chamise Alliance and Scrub Interior Live Oak – Scrub Oak habitat types and associated cover canopy as depicted in Figure 5, Habitat Types, and Figure 7, Special Status Plants, in the Biological Resources Report (Montrose Environmental, November 2023 - Exhibit B-1):

- a. Revise Erosion Control Plan #P24-00114-ECPA prior to approval to remove from project development area (i.e., retain) a minimum of approximately 3.0 acres of chamise alliance habitat containing special-status plant populations to achieve minimum 80% retention of sensitive habitat, including:
  - i. Chamise alliance habitat containing higher densities of holly-leaved ceanothus, including in proposed Block 3 (i.e., 10% to 15% densities within the eastern portion of the proposed block).
  - ii. Chamise alliance containing 2% to 10% densities of holly-leaved ceanothus and Scrub Interior Live Oak – Scrub Oak habitat containing up to 5% densities of holly-leaved ceanothus from proposed Block 4.
  - iii. Habitat that is contiguous with adjacent like habitat outside of the proposed project area to the maximum extent feasible.
- b. Revise Erosion Control Plan #P24-00114-ECPA prior to approval to remove from project development area (i.e., retain) the Scrub Interior Live Oak – Scrub Oak habitat containing up to 5% densities of holly-leaved ceanothus in Block 4 and the approximately 0.12-acre area identified in "Disturbed/Managed" habitat in the eastern part of Block 4.
- c. Revise #P24-00114-ECPA wildlife exclusion fencing plan prior to approval to limit any new wildlife exclusion fencing associated with this project to the periphery of project development areas, including as modified by this mitigation measure.
- d. The owner/permittee shall implement the following measure to permanently preserve special-status plant species and associated habitat within the project site consistent with General Plan policies. Revise Erosion Control Plan #P24-00114-ECPA prior to approval to identify a Preservation Area, totaling a minimum of 14.1 acres that includes a minimum of 80% of the chamise alliance on the parcel that includes the avoided populations per **Mitigation Measure BIO-1(a)**, as well as the Scrub Interior Live Oak-Scrub Oak habitat containing special status plant populations within Block 4 per **Mitigation Measure BIO-1(b)**.
- e. The Preservation Area shall be identified and designated for preservation in a deed restriction or conservation easement, or other means of permanent protection acceptable to Napa County, as approved by the Director of PBES. Areas 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. The preservation areas shall be confirmed by a qualified botanist/biologist and shall be submitted to Napa County for review and approval prior to their incorporation into the ECPA.

- f. The owner/permittee shall record the deed restriction or easement within 90 days of the County's approval of #P24-00114-ECPA, or prior to project initiation, whichever comes first. In no case shall the erosion control plan be initiated until said deed restriction or easement is recorded.
- g. Prior to any earthmoving activities temporary construction fencing or other means of project demarcation acceptable to the County shall be placed at the limits of the project footprint. 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 and operation.
- h. In accordance with Napa County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) any special-status plants/populations inadvertently removed as part of development authorized under #P24-00114-ECPA shall be replaced on-site at a ratio of 3:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director prior to vineyard planting. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plants specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.

**Mitigation Measure BIO-2:** The owner/permittee shall revise Erosion Control Plan #P24-00114-ECPA prior to approval to include the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors (including white-tailed kite) consistent with and pursuant to California Fish and Game Code 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 September 15 – NCC Section 18.108.027(C), 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 on the development area, and where there is potential for impacts adjacent to the development area (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than 7 days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than 7 days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the California Department of Fish and Wildlife (CDFW) prior to commencement of work.
- b. After commencement of work if there is a period of no work activity of 7 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/or the USFWS 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) shall be prohibited.

**Mitigation Measure BIO-3:** The owner/permittee shall revise Erosion Control Plan #P24-00114-ECPA prior to approval to eliminate barriers to localized movement through and access to habitat on the project parcels and along ephemeral drainages, consistent with General Plan Policy CON-18, as follows:

- a. Wildlife exclusion fencing associated with development of all vineyard blocks shall be limited to enclosing the vineyard blocks only.
- b. Any new fencing shall use a design that has 6-inch square gaps at the base (instead of the typical 3-inch by 6-inch rectangular openings) to allow small mammals to move through the fence.
- c. Exit gates shall be installed at the corners of deer fencing to allow trapped wildlife to escape.
- d. Any modifications to the location of wildlife exclusion fencing as specified in Erosion Control Plan #P24-00114-ECPA required by this measure shall be strictly prohibited and would require County review and approval to ensure the modified wildlife exclusion fencing location/plan would not result in potential impacts to wildlife movement.

**Mitigation Measure GHG-1:** The owner/permittee shall revise Erosion Control Plan #P24-00114-ECPA prior to approval to include the following provisions to reduce potential impacts related to consistency with the State's long-term climate goals of being carbon neutral by 2045:

- a. Prior to project approval, the owner/permittee shall provide for County review and a revised Preservation Area exhibit that reflects a total preservation area of 3.7 acres of Scrub Interior Live Oak – Scrub Oak habitat located on developable land (i.e., like habitat on land with slopes less than 30% and outside of stream setbacks). The area to be preserved shall be of like kind and quality to the Scrub Interior Live Oak – Scrub Oak habitat 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 shall be selected in a manner that minimizes fragmentation of this habitat within the project property; and the preservation area 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.
- b. Within 90 days of project approval or prior to project development activities (whichever comes first), the Preservation Area shall be designated and recorded 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.
- 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 vegetation (typically no more than 1/3<sup>rd</sup> of the canopy) 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 #P24-00114-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.

**The Property Owners (230 Long Ranch Road 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 (230 Long Ranch Road 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.

*Edward Bystrowski*

Edward Bystrowski (Doc ID: 2024-15-72-12-051)

Edward J. Bytrowski for 230 Long Ranch Road LLC

11/18/2025

Date

# PROJECT REVISION STATEMENT

Final Audit Report

2025-11-18

|                 |                                              |
|-----------------|----------------------------------------------|
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