

**PROJECT REVISION STATEMENT**

**Keller Yountville Vineyard LLC.  
Keller Yountville Vineyard Conversion  
Agricultural Erosion Control Plan #P25-00080-ECPA**

I hereby revise the Keller Yountville Vineyard LLC., Keller Yountville Vineyard Agricultural Erosion Control Plan #P25-00080-ECPA to convert to vineyard up to 16.7-acres, approximately 14.0 net vine acres, of existing chamise chaparral, scrub oak chaparral, and developed land within an approximate 152.6-acre parcel, Assessor's Parcel Number 032-030-070, 275 Long Ranch Road in Napa County California, to include the three measures specified below:

**Mitigation Measure BIO-1:** The Owner or Permittee shall implement the following measures to minimize potential impacts to special-status plant species (i.e., narrow-anthered brodiaea, holly-leaved ceanothus, Sharsmith's western flax, Napa biscuitroot, and green monardella) and its habitat:

- a. The owner or permittee shall revise #P25-00080-ECPA prior to approval to identify a Preservation Area, totaling a minimum of 32.4-acres of the site's special-status plant species habitat. The area shall be designated for preservation in a deed restriction, mitigation easement with an organization such as the Land Trust of Napa County as the grantee, or other means of permanent protection acceptable to Napa County. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the preserved habitats (e.g., 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 determined by the County or a qualified botanist/biologist: determinations by a qualified botanist/biologist shall be submitted to Napa County for review and approval prior to their incorporation into the ECPA. The owner or permittee shall record the deed restriction or mitigation easement within 90 days of the County's approval of #P25-00080-ECPA. In no case shall the erosion control plan be initiated until said deed restriction or mitigation easement is recorded.
- b. 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 #P25-00080-ECPA shall be replaced on-site at a ratio of 2:1 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 #P25-00080-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 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 the USFWS and/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) would be considered an impact on nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

**Mitigation Measure TCR-1:** Prior to the commencement of vegetation removal and earth disturbing activities pursuant to #P25-00080-ECPA the project the owner or permittee shall provide the following to ensure that impacts to Tribal Cultural Resources are minimized or avoided:

- a. The owner or permittee shall provide documentation to Napa County prior to project commencement demonstrating they have engaged with the Mishewal Wappo Tribe and the

Middletown Rancheria to provide cultural monitors during project construction as necessary and that cultural sensitivity training has been provided to site workers.

- b. Should the owner or permittee be unsuccessful in engaging with the Mishewal Wappo Tribe or the Middletown Rancheria, or both, the owner or permittee shall provide Napa County for review and approval prior to project commencement, a Cultural Monitoring Plan prepared by a professional archaeologist certified by the Registry of Professional Archeologists. The Cultural Monitoring Plan shall detail monitoring requirements including, but not limited to, monitoring schedule as necessary, sensitivity training for site workers, find procedures, and monitoring documentation and reporting procedures.

**Keller Yountville Vineyards 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.

**Keller Yountville Vineyards LLC.**, understands 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.

Signature:   
Title: Managing Partner\_\_\_\_

4/20/2026  
Date

James Keller  
\_\_\_\_\_  
Printed Name: