

PROJECT REVISION STATEMENT

**Woolis Ranch LLC Vineyard Conversion Draft Initial Study/Mitigated Negative Declaration
Environmental Review**

I hereby revise Erosion Control Plan #P08-00436 for Woolis Ranch LLC Vineyard to convert to vineyard up to 38.85 gross acres (29.75 net acres) of grassland within a 236.66-acre parcel (Assessor's Parcel Number 035-010-054) located at 1032 Mount Veeder Road to include the three measures specified below:

1. Mitigation Measure BIO-1

The applicant/owner shall implement the following elements to avoid disturbing special-status bird nests as follows:

- For earth disturbing activities occurring during the breeding season (March 1 through July 31), a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for birds within 500 feet of earthmoving activities and related project construction activities.
- If active bird nests are found during preconstruction surveys, a 500-foot no-disturbance buffer will be created around active raptor nests during the breeding season or until it is determined that all young have fledged. A 250-foot buffer zone shall be created around the nests of other special-status birds. If non-special status active bird nests are present, the nests shall be left undisturbed. These buffer zones are consistent with California Department of Fish and Game (CDFG) avoidance guidelines; however, they may be modified in coordination with CDFG based on existing conditions at the project site.
- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required.
- If earth-disturbing activities are delayed or suspended for more than one month after the preconstruction survey, the areas within 500 feet of earthmoving activities shall be resurveyed.

2. Mitigation Measure BIO-2

The applicant/owner shall avoid disturbance to the roosts of special-status bats during the breeding season as follows:

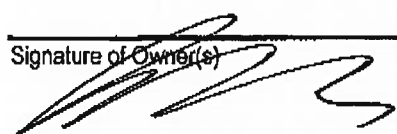
- For earth-disturbing activities occurring during the breeding season (March 1 through August 31), a qualified bat biologist shall conduct preconstruction surveys of all potential bat breeding habitat within 200-feet of grading or earthmoving activities. If active roosts are identified during preconstruction surveys, a no-disturbance buffer acceptable in size to CDFG will be created around active bat roosts during the breeding season.
- If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied during the earthmoving period, no further mitigation is required.
- If earth-disturbing activities are delayed or suspended for more than one month after the preconstruction survey, the areas within 200 feet of earthmoving activities shall be resurveyed.

3. Mitigation Measure GS-1

The owner shall implement the following elements to avoid activating or exacerbating landslides:

- The Recommendations identified in the Engineering Geotechnical evaluation dated November 21, 2008 shall be implemented as the project is constructed, or otherwise deemed appropriate by the Engineering Geologist.
- Completion of the Landslide Repair Recommendations identified in the Engineering Geotechnical Evaluation dated November 21, 2008 is required to include finished slope protection from erosion. As identified by the Engineering Geologist, protection of finished fill and cut slopes is to be achieved by planting with vegetation or by other measures. All vegetation planting for erosion protection shall, at a minimum, be composed of native or non-invasive plants. Ideally, the finished fill and cut slopes of the proposed landslide repair areas located outside of the proposed vineyard area (approximately 0.55 acre) should be planted with native bunch grasses found on-site within the project parcel. Establishment of native grasses over the finished surfaces of the landslide repair areas would be ideal to stabilize the fill with native grass root systems. Ideally, a native grass re-vegetation/restoration plan would be prepared to guide the implementation and monitoring of the grassland restoration in these areas and ensure survival of the native grasses in order to achieve the related erosion control benefits.
- The project Engineering Geologist, or another qualified professional acceptable to the Conservation Division, shall be notified 48 hours prior to commencing work on the erosion measures and shall be on site at the commencement of construction and earthmoving activities within 500 feet of the mapped landslides. The project Engineering Geologist shall provide oversight as they deem necessary in the field during site excavation and the project Engineering Geologist shall be provided the opportunity to identify additional recommendations as needed to stabilize all potential landslides.
- The Engineering Geotechnical shall submit written notice within 24 hours to the Conservation Division of any changes to the recommendations to address site-specific issues or field conditions which arise or become apparent after the commencement of earthmoving activities that were not addressed in the Geotechnical Evaluation or Erosion Control Plan #P08-00436, prior to the implementation of those changes.
- The Engineering Geotechnical shall provide written documentation to the Conservation Division during the completion of all landslide repairs, that the landslides were stabilized as recommended.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	Woolis Ranch LLC, C/O Betty & Paul Woolis	Owner(s)
Signature of Owner(s)	Print Name	Interest
	Paul Woolis	04.01.09