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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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VENGE WINERY

NATURAL RESOURCE ASSESSMENT

(MUSCI JOB# LTR-08-116)

17 November 2008

This letter evaluates the quality of wildlife and native plant habitat on lands of Kirk Venge (4708 Silverado Trail, Calistoga, Napa; APN 020-350-038-000) proposed for removal of vineyard and related landscape improvements and their replacement with a winery structure, tunnel (entrance and exit portals) and related landscape improvements (see Figure 1, Venge Winery Project Plan, Sheet C2 of Applied Engineering Job 08-141), and covering of an existing drainage channel. Materials removed during tunnel construction are proposed for placement within the footprint of the proposed winery structure and over an existing vineyard road network.

The parcel was reviewed in the field on 29 October 2008 by Stephen P. Rae of MUSCI. The areas proposed for building pad, tunnel entrance and exit, placement of fill and covering of drainage channels occur within portions of the parcel already managed for vineyard and wine production. The drainage channel enters the property from the northeast and is immediately culverted for a short distance. The drainage channel is culverted on portions of the property then drains to the southwest, ultimately entering the Napa River. The area proposed for winery structure is currently managed for vineyard (see image 1). The areas proposed for tunnel entrance and exit are currently managed for vineyard (see Image 2) or landscaping (see Image 3). The alignment of drainage channel proposed for covering currently supports no wildlife or fisheries habitat values (see Images 4 and 5).

The reviewed area is bounded on the north and east by native vegetation which extends partially onto the parcel. The tunnel entrance and exit are close to native vegetation but are placed within managed areas. There is no evidence of native vegetation within the boundaries of the areas proposed for tunnel construction. The area proposed for winery structure is completely within existing vineyard. There is no evidence of native vegetation within the area proposed for winery structure. The alignment of drainage channel proposed for covering is straight and open, lacking both physical complexity and riparian vegetation. There are no physical features within the drainage channel.

There is no evidence of native vegetation or significant wildlife use within the drainage channel.

The parcel has been significantly impacted by historical land uses and is currently committed to vineyard management and winery uses. There are little wildlife values and no fishery values observed within the managed areas. On site wildlife values are highest within landscaping. The portion of landscaped areas proposed for removal for tunnel construction is minor. Replacement of disturbed landscaping and additional landscaping surrounding the proposed winery structure should offset the short-term disturbance to wildlife habitat.

Although the field review of this parcel was not conducted during the optimal season for evaluation of native vegetation and identification of sensitive plant species, there was no native vegetation habitat observed within the areas proposed for disturbance. Therefore there is little value to scheduling field surveys during the optimal period. We do not recommend additional botanical surveys.

CONCLUSION: The wildlife and fishery values of the property would not be significantly impacted by the development activities reviewed for this project. There is little wildlife habitat within areas proposed for development. There is no fishery habitat within the areas proposed for development. Although the field review was not conducted during optimal periods for wildlife and fishery observations, there are no signs of potential habitat warranting additional survey effort. We do not recommend additional wildlife or fishery surveys.



STEPHEN P. RAE, Ph.D.
MANAGING PARTNER

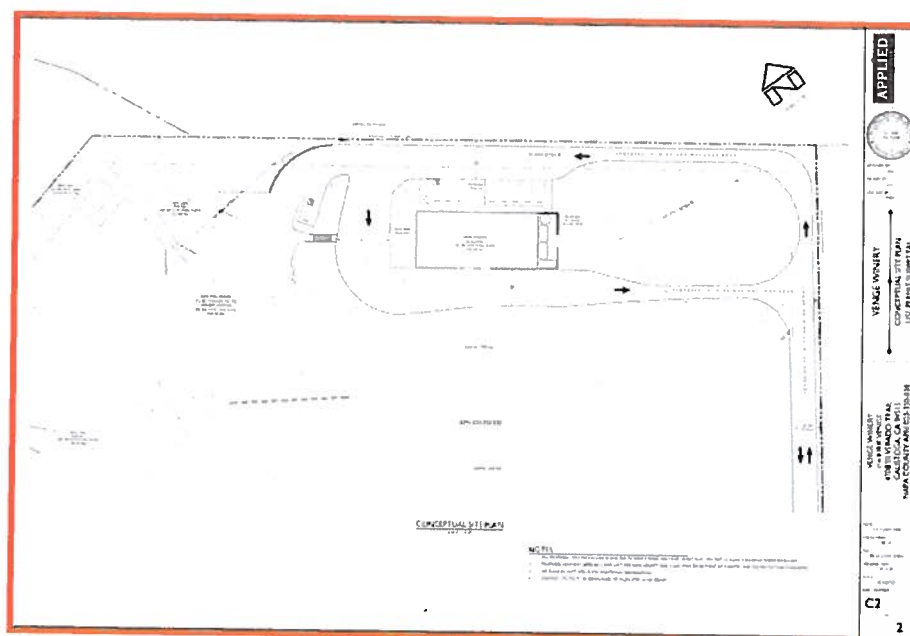


FIGURE 1: PROJECT PLAN



IMAGE 1: AREA PROPOSED FOR WINERY STRUCTURE

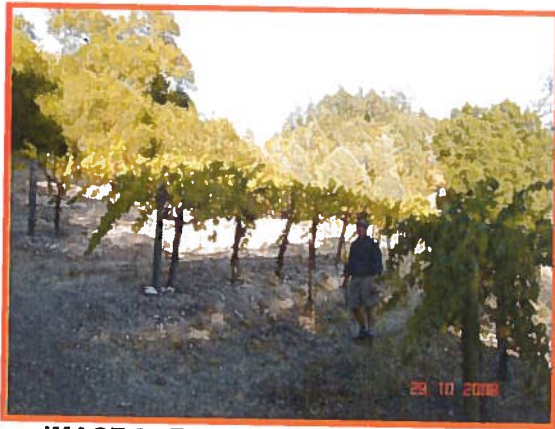


IMAGE 2: TUNNEL ENTRANCE (WEST)



IMAGE 3: TUNNEL ENTRANCE (EAST)

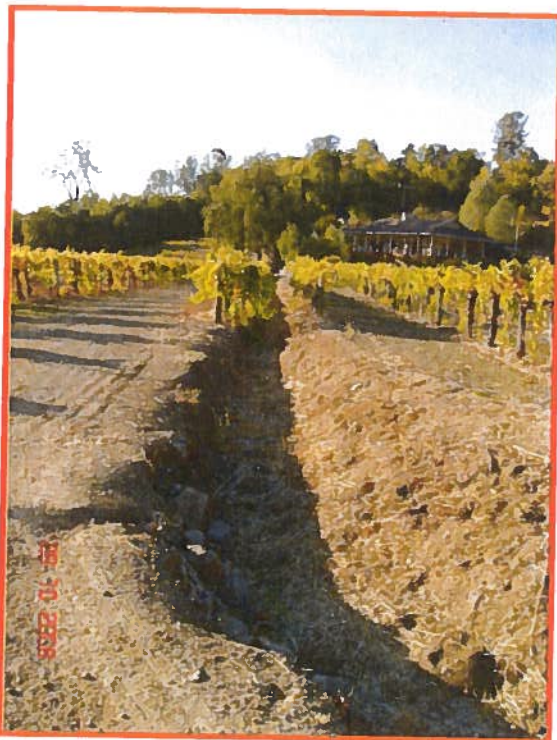


IMAGE 4: DRAINAGE CHANNEL (VIEW FROM EAST)

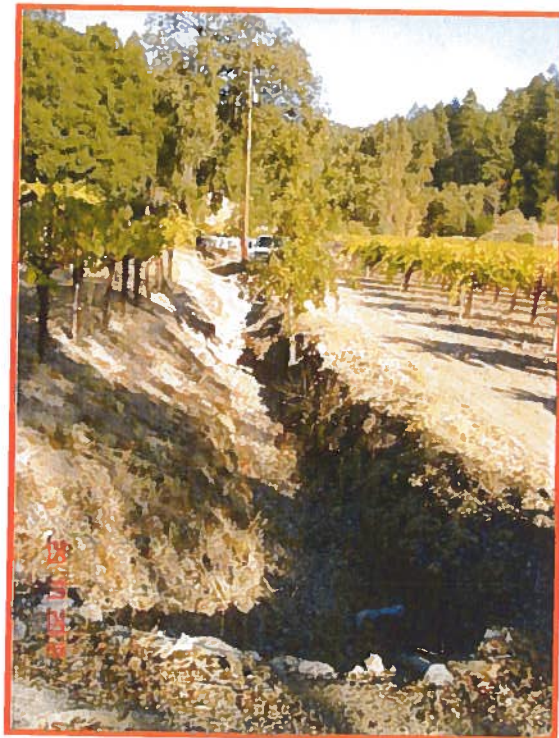


IMAGE 5: DRAINAGE CHANNEL (VIEW FROM WEST)

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NATURAL RESOURCE ASSESSMENT -- BOTANICAL ADDENDUM

(MUSCI JOB# LTR-08-116)

14 October 2009

This addendum clarifies our findings in our letter of 18 November 2008 regarding the potential presence of certain sensitive plant species as requested by Napa County Conservation, Development and Planning Department.

This addendum evaluates the reported presence of four sensitive plant species recorded generally in the area of the project (lands of Kirk Venge, 4708 Silverado Trail, Calistoga, Napa; APN 020-350-038-000), but not specifically reported on the site. The species in question (*Leptosiphon jepsonii*, *Navarettia bakeri*, *Hemizonia parryi* var *congdonii*, and *Brodiaea californica* var *leptandra*) have been observed along the east side of the Napa Valley on generally similar topography, but were not observed during the field survey on 29 October 2008. Of the four, only the *Hemizonia* occurs in habitats somewhat similar to that in the immediate area of the proposed vineyard caves. However, evidence of *Hemizonia* presence would have been observed should the plant been present. There were no dried plant materials on the site that resembled the *Hemizonia*.

This assessment encompasses the areas proposed for caves, road access and turn arounds. Although the field review of this parcel was not conducted during the optimal season for evaluation of native vegetation and identification of sensitive plant species, there was no native vegetation habitat observed within the areas proposed for disturbance. Therefore there is little value to scheduling field surveys during the optimal period. We do not recommend additional botanical surveys.

CONCLUSION: The sensitive plant species in question were not observed on site and are not expected to be impacted by the project.



STEPHEN P. RAE, Ph.D.
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