

Exhibit B-4



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Napa County Planning, Building
& Environmental Services

MEMORANDUM

To: Kellie Floyd
Munselle Civil Engineering
513 Center Street
Healdsburg, CA 95488

From: Rhiannon Korhummel
Plant Biologist
WRA, Inc.
5341 Old Redwood Highway
Suite 310
Petaluma, CA 94954

Date: March 2019

Subject: 1300 Mount Veeder Vineyard Purple Needlegrass Grassland Impacts

Dear Ms. Floyd,

This memo provides the results of a purple needlegrass grassland survey conducted within the vicinity of the proposed vineyard blocks at 1300 Mount Veeder Road. In a letter dated February 7, 2018 from Donald Barella at Napa County Planning Services, the site plan provided needed to be revised to avoid the purple needlegrass grassland mapped within the proposed vineyard blocks, citing General Plan Conservation Policy CON-17 and Goal CON-2 as the regulations guiding that requirement.

Background

On June 6, 2016, a preliminary site visit was conducted to map and assess biological resources within areas proposed for potential vineyard blocks (Project Areas) (WRA 2016). The results of the assessment determined 0.63 acres of purple needlegrass grassland to be present within the Project Areas. In March 2018, triggered by the County letter mentioned above, an additional site visit was conducted to map purple needlegrass grassland outside of the 2016 Project Areas (Study Area) (Attachment 1). All suitable habitat for purple needlegrass grassland within the Study Area, outside of the Project Areas, was surveyed to map the physical extent of any patches.

Results and Recommendations

Approximately 0.03 acres of purple needlegrass grassland was observed within the Study Area, outside of the Project Areas. Based on the limited amount of additional purple needlegrass grassland, the Project Areas were adjusted to avoid a portion of purple needlegrass grassland located within them. In total, the amount to be avoided is approximately 0.50 acre, while the acreage to be impacted is approximately 0.23 acre (Attachment 1). The avoidance to impacted ratio meets the 2:1 ratio required in Policy CON-17.

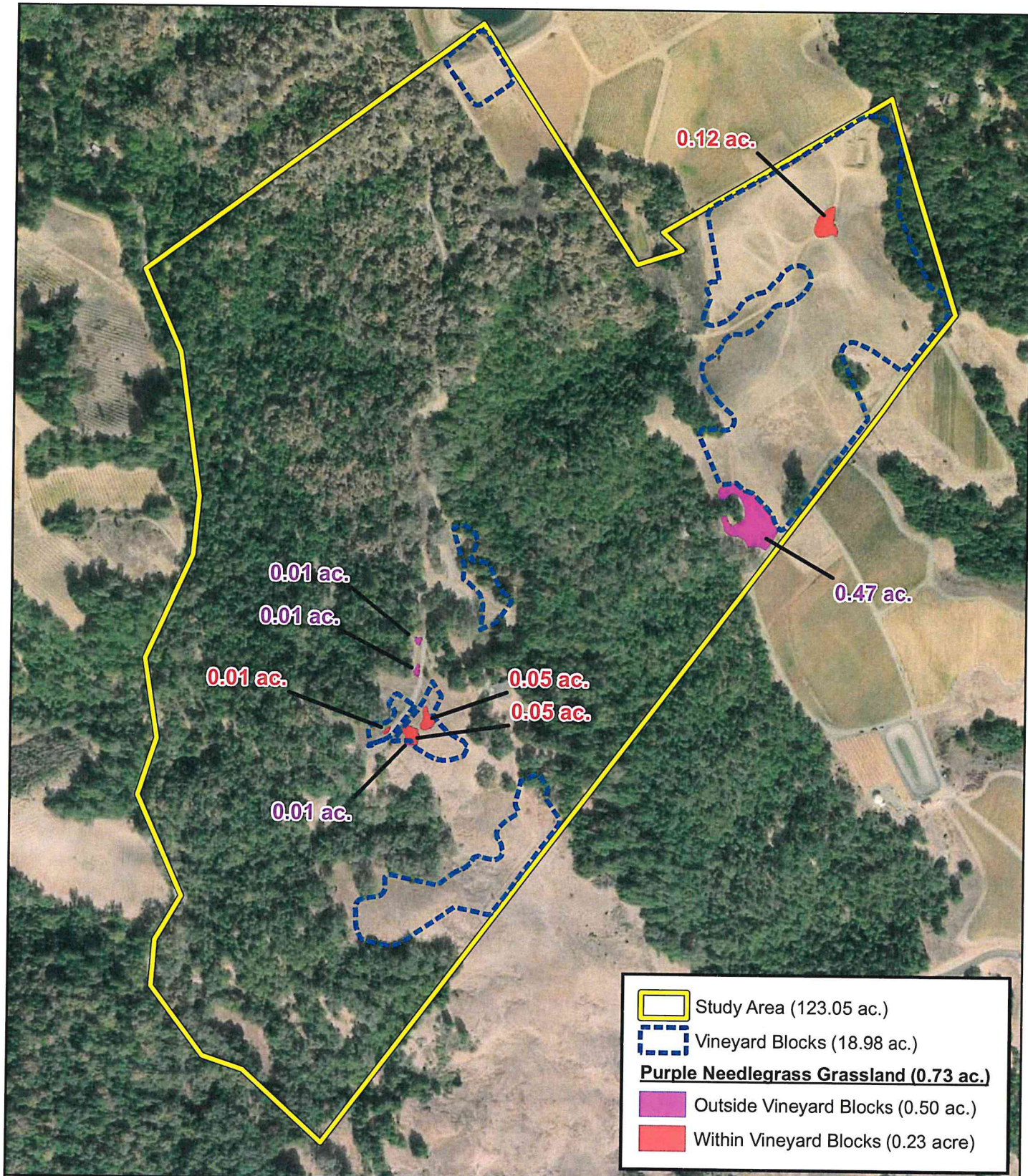
While the purple needlegrass grassland patches are not buffered, the 25-foot vegetated vineyard avenue is expected to suffice as suitable buffer from vineyard activity impacts. However, the edge of the grasslands should be flagged or otherwise delineated prior to construction to avoid accidental impacts.

If you have any questions, feel free to contact me at korhummel@wra-ca.com.

Sincerely,

Rhiannon Korhummel
Plant Biologist

Attachment 1: Purple Needlegrass Grassland Impacts



Attachment 1. Potential Purple Needlegrass Grassland Impacts



Mount Veeder Vineyard Development
Napa County, California

0 250 500
Feet

Map Prepared Date: 3/7/2019
Map Prepared By: mrochelle
Base Source: Esri Streaming - NAIP 2014
Data Source(s): WRA