

Attachment 5
Revised Mitigation Measure 6-1
Staff Recommendation

Revised Mitigation Measure 6-1, Staff Recommendation

Mitigation Measure 6-1: In order to offset the construction emissions from development of the Proposed Project, the Applicant shall place in permanent protection no less than 248 acres of woodland habitat. The 248 acres to be protected shall be identified from the woodland habitat depicted in the map and spreadsheet attached to this measure. All acreage designated for preservation shall be identified as such in a conservation easement with an accredited land trust organization such as the Land Trust of Napa County as the grantee, or other means of permanent protection. The conservation easement shall be prepared in a form acceptable to County Counsel and entered into and recorded with the Napa County Recorder's office prior to any ground disturbing activities, grading or vegetation removal, or within 12 months of project approval, or whichever occurs first.

Any request by the permittee for an extension of time to record the conservation easement shall be considered by the Planning Director and shall be submitted to Napa County prior to the 12 month deadline, and shall provide sufficient justification for the extension.

Land 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, residential, or urban development, and excessive off-road vehicle use that increases erosion), and should otherwise be restricted by the existing goals and policies of Napa County.

The Biological Resource Management Plan and MMRP shall be revised to incorporate the conservation easement required by this mitigation measure, including the map and spreadsheet attached hereto.

Guide to Assessor Parcel Numbers

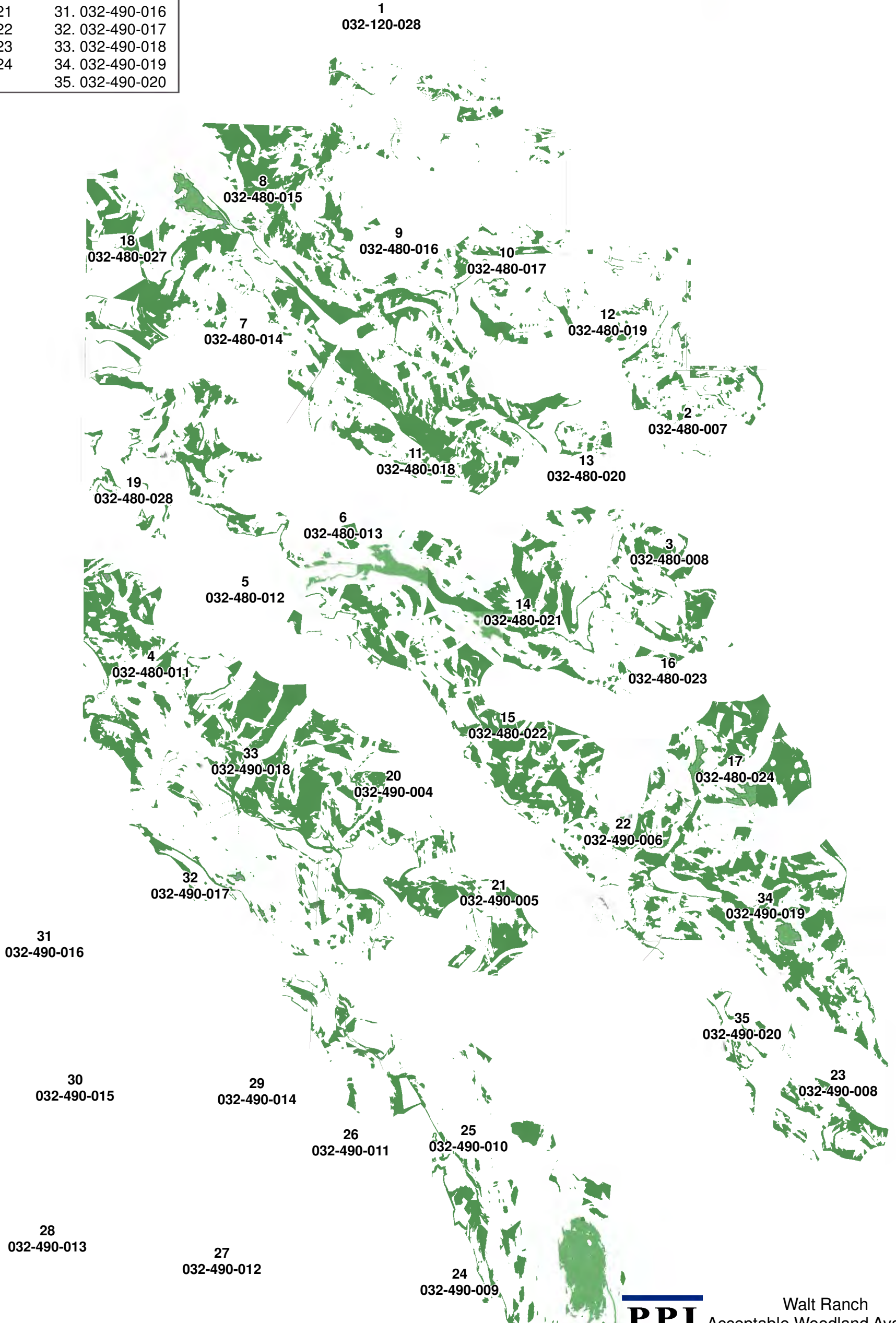
- | | |
|-----------------|-----------------|
| 1. 032-120-028 | 18. 032-480-027 |
| 2. 032-480-007 | 19. 032-480-028 |
| 3. 032-480-008 | 20. 032-490-004 |
| 4. 032-480-011 | 21. 032-490-005 |
| 5. 032-480-012 | 22. 032-490-006 |
| 6. 032-480-013 | 23. 032-490-008 |
| 7. 032-480-014 | 24. 032-490-009 |
| 8. 032-480-015 | 25. 032-490-010 |
| 9. 032-480-016 | 26. 032-490-011 |
| 10. 032-480-017 | 27. 032-490-012 |
| 11. 032-480-018 | 28. 032-490-013 |
| 12. 032-480-019 | 29. 032-490-014 |
| 13. 032-480-020 | 30. 032-490-015 |
| 14. 032-480-021 | 31. 032-490-016 |
| 15. 032-480-022 | 32. 032-490-017 |
| 16. 032-480-023 | 33. 032-490-018 |
| 17. 032-480-024 | 34. 032-490-019 |
| | 35. 032-490-020 |



0 550 1,100 2,200 Feet

Legend

- Acceptable Woodland
- Walt Ranch Parcels



11:35:54 AM 3/29/2022 R:\KHWAL\IMAGES\000 Post-Approval maps\Conservation Easement\2022-03-29 GHG Mitigation outside Milliken Watershed\2022-03-29 Acceptable Woodland by Parcel.mxd







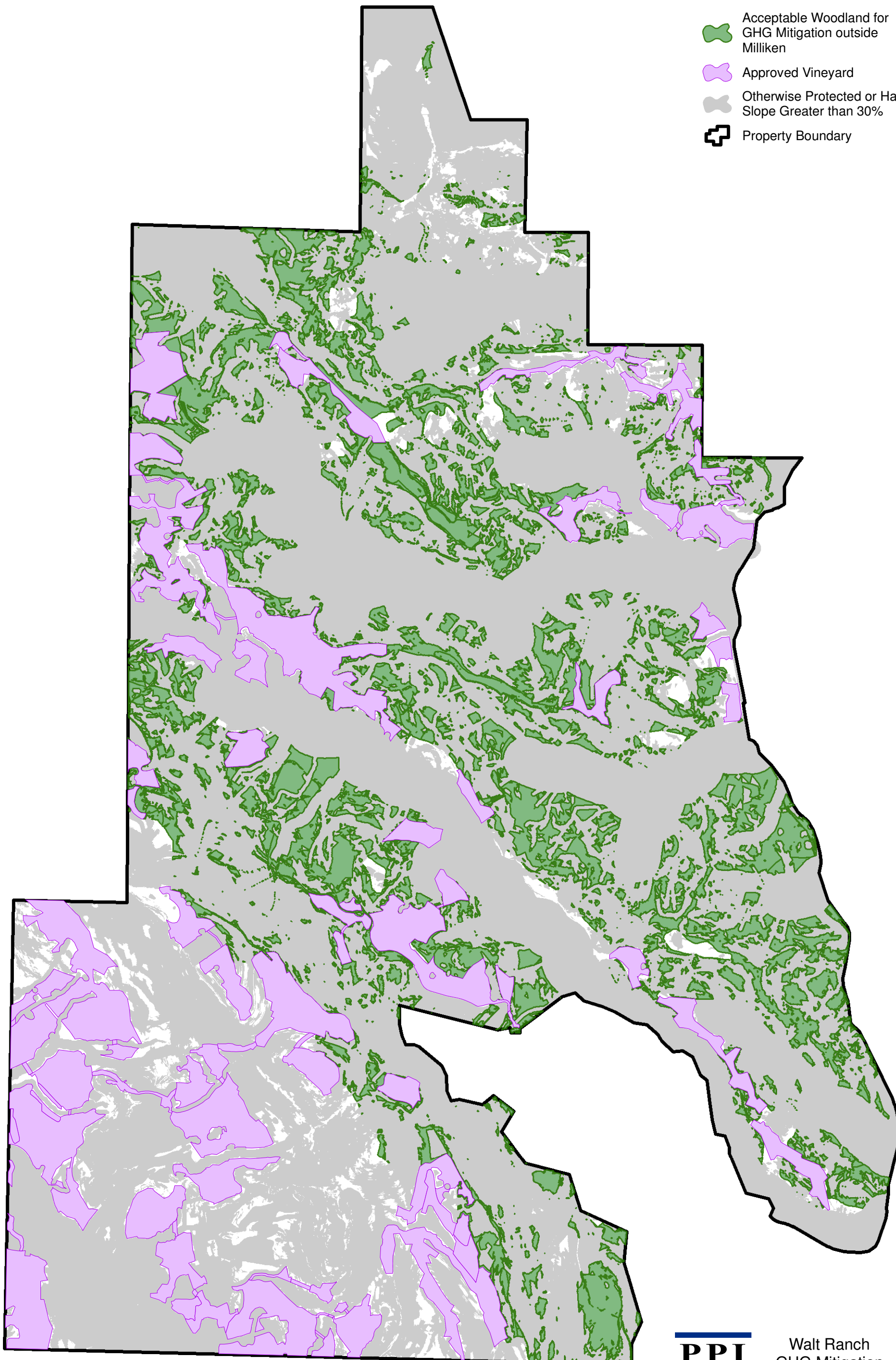
Walt Ranch
Acceptable Woodland Available
for Conservation Easement
March 29, 2022



0 550 1,100 2,200 Feet

Legend

-  Acceptable Woodland for GHG Mitigation outside Milliken
-  Approved Vineyard
-  Otherwise Protected or Has Slope Greater than 30%
-  Property Boundary



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Label	APN	GHG Acceptable Woodland (acres)
1	032-120-028	2.6
2	032-480-007	2.9
3	032-480-008	5.5
4	032-480-011	8.5
5	032-480-012	0.0
6	032-480-013	7.9
7	032-480-014	10.7
8	032-480-015	17.5
9	032-480-016	9.0
10	032-480-017	10.1
11	032-480-018	13.1
12	032-480-019	2.8
13	032-480-020	7.1
14	032-480-021	14.9
15	032-480-022	21.5
16	032-480-023	3.1
17	032-480-024	16.6
18	032-480-027	10.5
19	032-480-028	11.8
20	032-490-004	9.1
21	032-490-005	8.7
22	032-490-006	14.0
23	032-490-008	7.5
24	032-490-009	9.9
25	032-490-010	14.3
26	032-490-011	2.0
27	032-490-012	0.0
28	032-490-013	0.0
29	032-490-014	0.6
30	032-490-015	0.0
31	032-490-016	0.0
32	032-490-017	5.8
33	032-490-018	21.7
34	032-490-019	17.6
35	032-490-020	3.2
N/A*	N/A	2.1
Total (acres):		292.6

*Note: Due to differences in GIS data for the internal parcel splits and outer property boundary, there are 2.1 acres of acceptable woodland within the surveyed outer property boundary that are not accounted for in the breakdown of individual parcels.