



A Tradition of Stewardship
A Commitment to Service

Napa County Board of Supervisors

Walt Ranch Vineyard ECP GHG Mitigation

P11-00205-ECPA

May 17, 2022



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Board's Direction on April 19, 2022

- After the public hearing and deliberations, the Board unanimously voted to send the matter back to the PBES Director for an Advisory Report, requesting that the report address the following:
 - 1. To address concerns about edge effects and contiguity
 - 2. To provide standards for identifying a qualified expert to assist in identifying the specific boundaries of mitigation
 - 3. To establish standards for the monetary security required for the land trust to manage the conservation easement.



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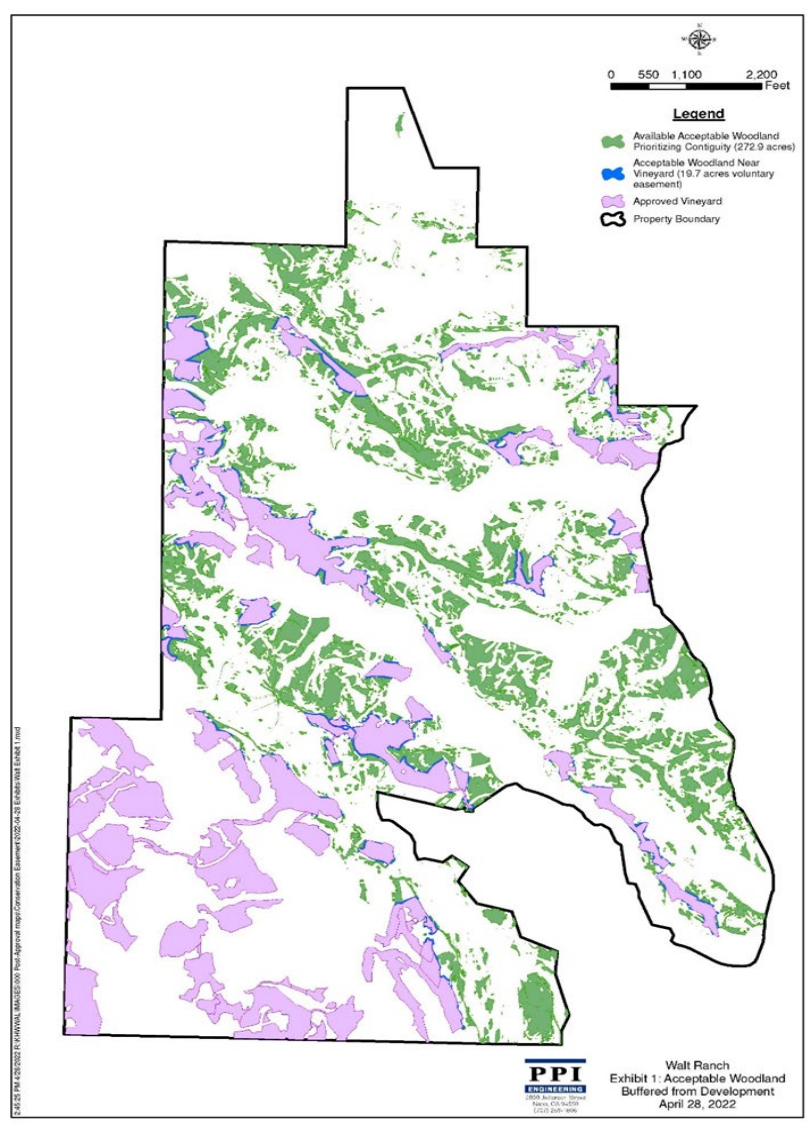
Director's Advisory Report

- Staff requested additional mapping and documentation to address the Board's concerns.
- On April 29, 2022, the Applicant submitted the following:
 - A proposed 30-foot buffer from Project clearing limits, increasing the conservation easement by 19.7 acres, to a total of 267.7 acres.
 - A proposed condition of approval establishing the qualifications for a biologist.
 - A proposed condition of approval describing the required endowment
- Considering the existing development constraints on the Property, including all mitigation, stream setbacks, and slope restrictions, the proposed mitigation already maximizes contiguity.
- The 30-foot buffer protects the preserved woodland from potential edge effects, providing added benefits for biological resources.



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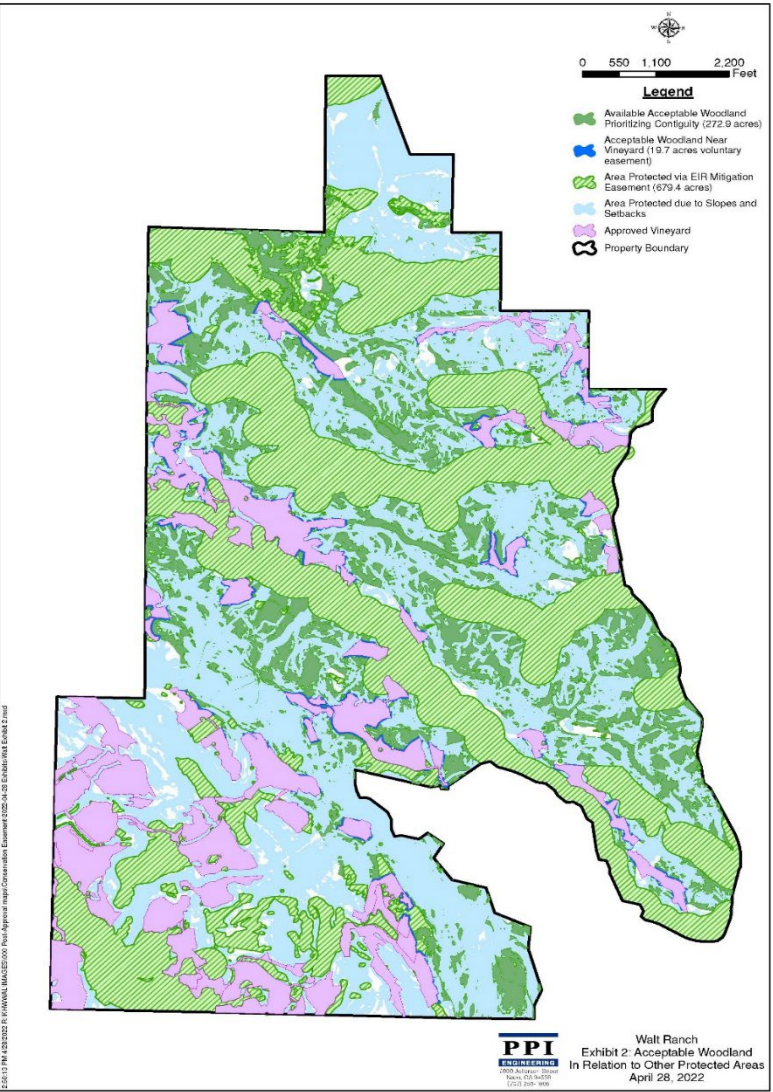
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- The only issue before the Board:

Is there substantial evidence on the record to conclude that the proposed mitigation, consisting of preservation of 267.7 acres of woodland habitat to be identified from among 292.6 acres of eligible land, will offset at least 27,528 MTCO₂e?



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Board Options and Staff Recommendation

1. Grant appeal and overturn Director's decision, with direction on how to address GHG mitigation.
2. Deny appeal and approve GHG mitigation, with or without modification.

Staff recommends denial of the appeal and approval of the revised GHG mitigation and new conditions of approval, as identified in the staff report.