

MEMORANDUM

To: Pam Arifian, Planner III
Napa County Planning, Building, &
Environmental Services Department
pamela.arifian@countyofnapa.org

From: Jason Yakich
yakich@wra-ca.com

cc: Mike Muelrath, Applied Civil Engineering
Jay Heckenlively, LDK Ventures

Date: September 9, 2022

Subject: **Updated (post-fire) special-status plant survey results and recommendations – Real Thorevilos (No. P21-00170-ECPA)**

This memorandum addresses updated biological resource survey results by WRA, Inc. (WRA) for the Real Thorevilos proposed vineyard expansion site (Study Area) located on Mund Road in Napa County, California (File No. P21-00170-ECPA). The Study Area features two discontinuous properties, a northern property (APN 021-022-026) and a southern property (APNs -022, -028), which are separated by approximately 800 feet.

WRA previously generated a Biological Resources Reconnaissance Survey report for the Study Area and proposed project, dated May 2021. The project involved installing one new vineyard block in each of the two properties (approximately 23 gross acres total). Supporting field studies for this report including protocol-level botanical surveys were performed in the spring and summer of 2020. Two special-status plant species were observed within the Study Area in 2020: narrow-anthered brodiaea (*Brodiaea leptandra*; California Rare Plant Rank [CRPR] 1B), and Napa false indigo (*Amorpha californica* var. *napensis*; CRPR 1B). Narrow-anthered brodiaea was observed only within the southern property, where four very small populations (one to three individual plants each) were found within the proposed vineyard block, and a much larger population (75 plants) found outside of the block's limits. Conversely, Napa false indigo was observed only in the northern property where approximately 70 individual plants were observed outside of the respective proposed block.

Subsequently, the Study Area was broadly and severely impacted by the Glass Fire in September to October of 2020. As per correspondence in early May 2022, the Napa County Planning, Building, & Environmental Services Department requested that the Study Area be re-surveyed for special-status plants in its post-fire state for purposes of updating existing conditions.

Methods and Results

Botanical surveys covering the proposed disturbance limits (Project Area) and surrounding areas in each property were performed by qualified WRA plant biologists on May 4 and June 15, 2022. Survey timing

was intended to capture average blooming periods for focal special-status species. Methodology adhered to typical botanical survey standards as regularly performed by WRA at sites in Napa County.

Survey results are shown in Figures A-1 (northern property) and A-2 (southern property) (Attachment A). No special-status plants were observed in either property during the early May survey. During the June survey, 1,065 narrow-anthered brodiaea plants (within multiple populations) were observed in the northern property, with approximately 45 percent of these plants found within the Project Area as originally proposed and the remainder found outside of it to the west. In the southern property 624 narrow-anthered brodiaea plants were observed during the June survey, with 20 percent of these plants found within the Project Area and the remainder found in larger populations outside of it to the north and northeast.

No Napa false indigo was observed during either survey in 2022, suggesting that the populations observed in the northern property in 2020 were removed at least temporarily via the Glass Fire.

Discussion

The increased abundance and distribution of narrow-anthered brodiaea within the Study Area and Project Area was not unexpected given the impacts from the Glass Fire, and in fact this outcome was suggested in WRA's original biological report (finalized after October 2020). The species is known to benefit from ground disturbance due to reduced vegetative competition, and potentially directly from fire impacts themselves. Fire impacts were especially severe in the northern property and both the presence and abundance of narrow-anthered brodiaea there is likely a result of these impacts.

Recommendations

It is WRA's understanding that Napa County typically requires a minimum of 80 percent retention of special-status plants, i.e., at the scale of individual parcels or multiple, adjacent parcels/properties under common ownership. Using the Project Area boundaries proposed in the May 2021 BRRS report, retention of narrow-anthered brodiaea individuals (with both properties combined) would be approximately 64 percent. To reduce impacts to this species and promote long-term persistence on-site, the following recommendation is provided (in addition to the three recommendations in the BRRS report).

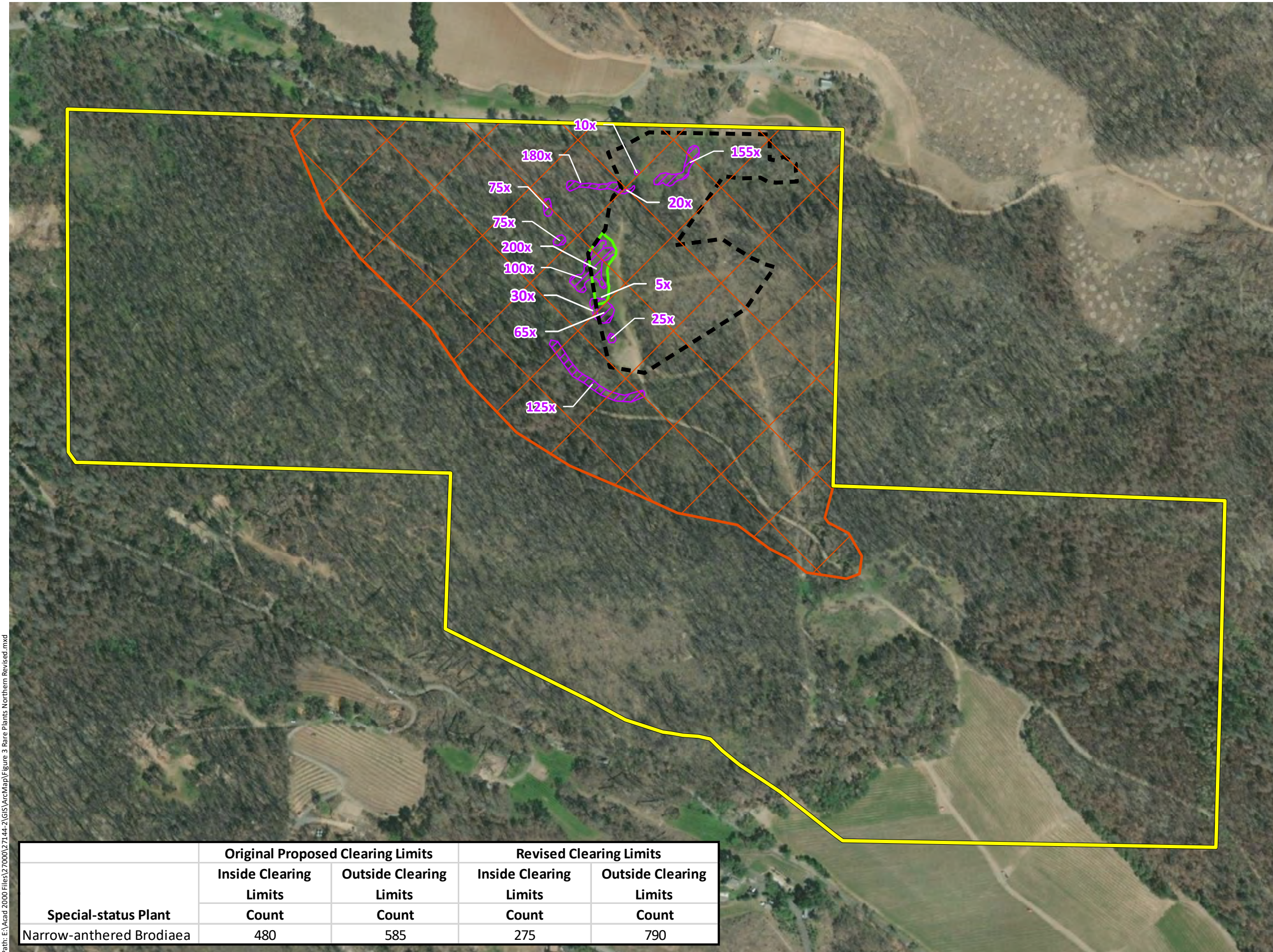
Recommendation 4: The proposed vineyard blocks should each be adjusted to avoid populations of narrow-anthered brodiaea along their respective peripheries to maintain a retention ratio of 80 percent. Recommended areas of adjustment are shown in Figures A-1 and A-2 (Attachment A); green polygons represent areas that should be removed from the Project Area. Both figures include the number of plants located inside and outside of the respective blocks with these revised clearing limits. In summary, following the revisions, a total of 337 narrow-anthered brodiaea plants would be impacted with 1,352 plants avoided, resulting in a retention ratio of 80 percent.


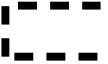



Please contact WRA with any questions.

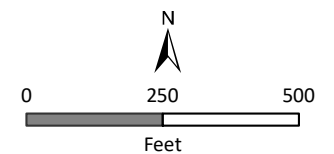
Enclosures: Attachment A - Figures

**Figure A-1.
Special-status Plants
(Northern Property)**

Real Thorevilos
Napa County, California



-  Northern Property Boundary - 151.6 ac.
 -  Ecotone North Clearing Limits - 9.0 ac.
 -  Botanical Survey Area - 49.8 ac.
 -  Proposed Area of Clearing Removal - 0.4 ac.
- Special-status Plants**
-  Narrow-anthered Brodiaea - 1.0 ac./ 1,065x



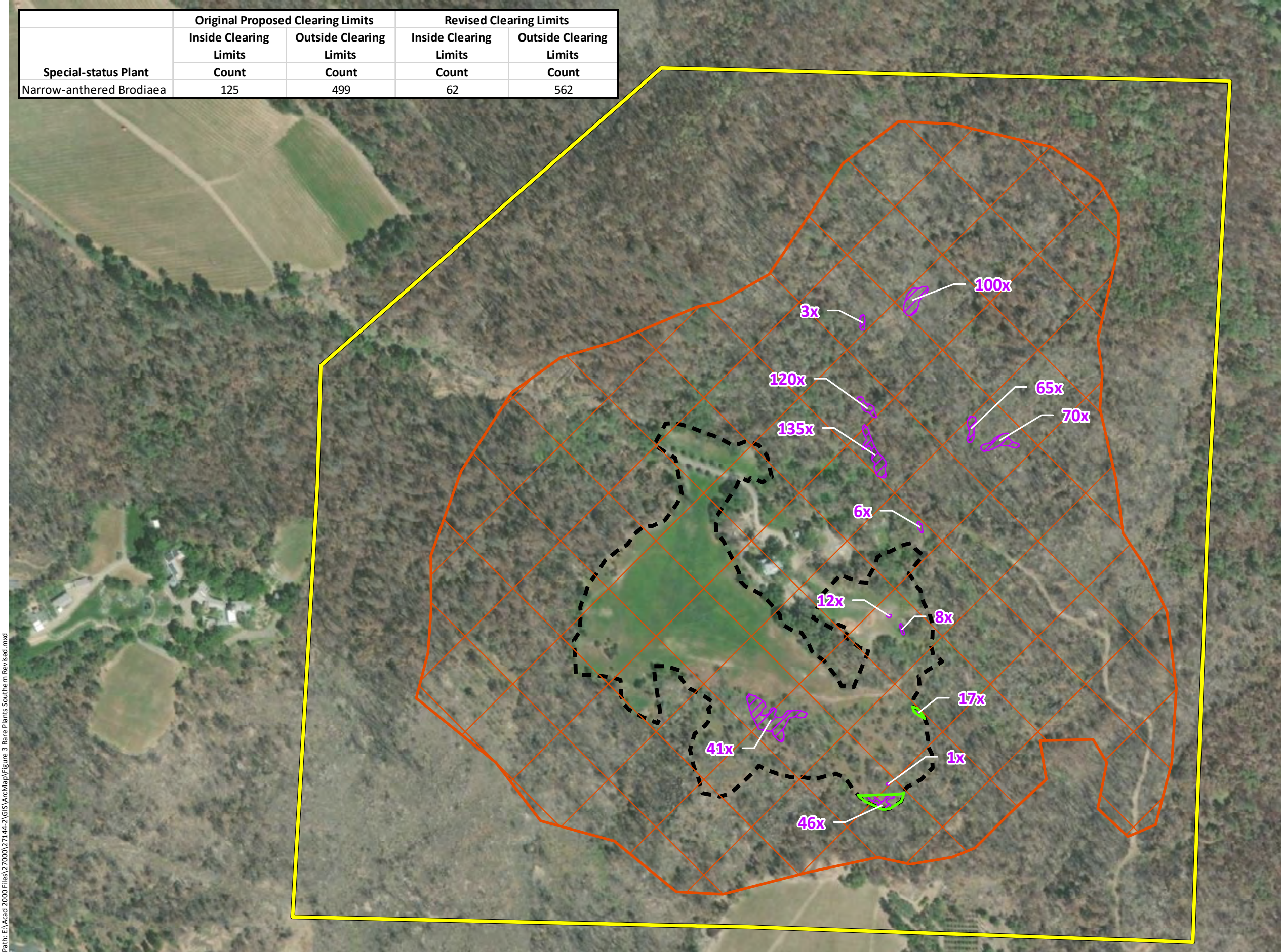
Special-status Plant	Original Proposed Clearing Limits		Revised Clearing Limits	
	Inside Clearing Limits Count	Outside Clearing Limits Count	Inside Clearing Limits Count	Outside Clearing Limits Count
Narrow-anthered Brodiaea	480	585	275	790






Path: E:\Aad 2000 Files\27000\27144-2\GIS\ArcMap\Figure 3 Rare Plants Northern Revised.mxd

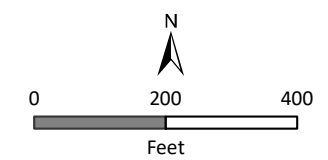
Special-status Plant	Original Proposed Clearing Limits		Revised Clearing Limits	
	Inside Clearing Limits	Outside Clearing Limits	Inside Clearing Limits	Outside Clearing Limits
	Count	Count	Count	Count
Narrow-anthered Brodiaea	125	499	62	562

Figure A-2.
Special-status Plants
(Southern Property)

Real Thorevilos
Napa County, California



-  Southern Property Boundary - 148.4 ac.
 -  Ecotone South Clearing Limits - 14.2 ac.
 -  Botanical Survey Area - 83.6 ac.
 -  Proposed Area of Clearing Removal - 0.1 ac.
- Special-status Plants**
-  Narrow-anthered Brodiaea - 0.6 ac./ 624x



Path: E:\Aad 2000 Files\27000\27144-2\GIS\ArcMap\Figure 3 Rare Plants Southern Revised.mxd