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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pritchard Hill Properties LLC Vineyard Conversion Agricultural Erosion Control Plan #P20-00205-ECPA

Lead Agency: Napa County

Contact Name: Pamela Arifian

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Project Location: St. Helena; Napa
City *County*

Project Description (Proposed actions, location, and/or consequences).

Land-disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan #P20-00205-ECPA for the proposed clearing of vegetation (oak woodland, coniferous forest, chaparral), earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 23 gross acres of new vineyard (i.e., development area; 18.6 net acres, including approximately 14.6 net acres of new vines and replant of 4 acres of vines) within five vineyard blocks, located on two parcels totaling approximately 108.9 acres. Average slopes within the project area range from 8% to 26% with an average overall slope of 16% and total of 0.99-acre on slopes over 30%. The project would convert to vineyard approximately 9 acres of oak woodland (including 8.8 acres of interior live oak woodland and 0.15-acre coast live oak woodland), as well as 1.4 acres of gray pine woodland. Vegetation removal would include a total of approximately 587 trees (including approximately 450 interior live oak, blue oak and black oak, as well as 70 foothill pine, and 67 California laurel, madrone, manzanita and olive) ranging in size from 6-inches to 36-inches diameter-at-breast-height (dbh).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the proposed project would result in potentially significant impacts on:
- Special status plants and habitat; Mitigation Measure (MM) BR-1 would reduce potential impacts to less than significant (LTS) by requiring permanent preservation areas for a minimum of 80% of existing special status populations and their habitat.
- Bats; MM BR-2 would avoid or reduce potential impacts to LTS by requiring bat habitat assessment prior to tree removal, implementation of measures that prioritize avoidance of tree removal during seasonal periods of bat activity, and pre-construction survey and phased tree removal, if bats are present.
- Special-status and migratory birds and nesting birds. MM BR-3 would reduce potential impacts to LTS by requiring a pre-construction survey, followed by implementation of avoidance measures and exclusion buffers prior to project initiation.
- Inconsistency with tree preservation mitigation per Napa County Code Section 18.108.020; MM BR-4 would reduce impacts to LTS by requiring identifying and recording in a permanent deed restriction a tree preservation area, which would result in consistency with Code and would more than offset the loss of carbon sequestration resulting from project.
-Tribal Cultural Resources; MM TRC-1 would reduce impacts to LTS by requiring sensitivity training and cultural monitoring of development activities and proper treatment of unearthed resources as determined by theTribe.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW) (T)
U.S. Army Corps of Engineers (USACE) (R)
Regional Water Quality Control Board (Regional Water Board) (R)