

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: 1510 Acquisition LLC Vineyard Development Agricultural Erosion Control Plan #P24-00015-ECPA

Lead Agency: Napa County

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Project Location: Calistoga, Napa County

City

County

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

Agricultural Erosion Control Plan (#P24-00015-ECPA) for the proposed clearing of vegetation, earthmoving and installation and maintenance of erosion control measures associated with the development of approximately 2.4 gross acres of vineyard with approximately 1.9 net planted acres in two proposed vineyard blocks, located on an approximately 35.8-acre property. Average slopes within the development area range from 11 percent (%) to 18%, with an overall average slope of 15%. The project would convert to vineyard approximately 2.3 acres of Douglas fir forest and 0.1-acre of coast live oak woodland (192 trees greater than 6-inch diameter at breast height (DBH)). The project proposes a 2.9-acre tree canopy preservation area on land with slopes less than 30% and outside of stream setbacks, including approximately 1.5 acres of Douglas fir forest, 0.7-acre of coast live oak woodland and 0.7-acre of Oregon white oak woodland.

The project is located at 1510 Diamond Mountain Road, Calistoga and in the Agricultural Watershed zoning district.

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

Potentially significant impacts on bats. Mitigation Measure BIO-1 would require preconstruction habitat assessment, and, if necessary, protocol for two-phased tree removal shall be implemented.

Potentially significant impacts on special-status and/or nesting birds and raptors. Mitigation Measure BIO-2 would require preconstruction surveys and avoidance of trees containing nests with exclusion buffers from development activities.

Potentially significant direct and indirect impacts on northern spotted owl; no known occurrences within 0.25-mile of project area. Mitigation Measure BIO-3 would require permittee to follow USFWS protocol for surveying northern spotted owl, with minimum 2-year survey history prior to timber harvest operations and six spot-check surveys in the year preceding development.

Potentially significant impacts related to consistency with General Plan Policy CON-24. Mitigation Measure BIO-4 would require avoidance of coast live oak woodland at head of drainage.

Potentially significant impacts related to State's carbon neutral by 2045 goal. Mitigation Measure GHG-1 would require permanent preservation through deed restriction (for example) of a minimum of 1:1 tree canopy on developable land.

Potentially significant impacts related to Tribal cultural resources. Mitigation Measure TCR-1 would require permittee to enter into agreement with Mishewal Wappo Tribe to provide cultural resources sensitivity training and full monitoring of project development activities.

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

N/A

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

RWQCB (Responsible)
CalFIRE (Responsible)
CDFW (Trustee)