

# 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: Matthes Vineyard Conversion Agricultural Erosion Control Plan #P21-00047-ECPA

Lead Agency: Napa County

Contact Name: Pamela Arifian

Email: pamela.arifian@countyofnapa.org Phone Number: (707) 259-5934

Project Location: St. Helena / Unincorporated Napa County  
*City County*

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

Agricultural Erosion Control Plan for the proposed clearing of vegetation, earthmoving, land contouring, and installation and maintenance of erosion control measures associated with the development of approximately 13.2 gross acres of vineyard with approximately 11.1 net planted acres in three proposed vineyard blocks, located on an approximately 40.0-acre property. Average slopes within the development area range from 18% to 28% with an average slope of 23%, with a total of approximately 1.0-acre of non-contiguous land occurring on slopes over 30%. The proposed project would convert to vineyard the following pre-2020 Glass Fire vegetation communities: approximately 8.79 acres of mixed chaparral, 2.17 acres of coast live oak woodland, 1.94 acres of non-native annual grassland and 0.26-acre of Douglas fir forest. Based on existing (i.e., post-fire) conditions, the project proposes the removal of 17 existing oak trees and one (1) Ponderosa pine tree greater than 6-inch diameter at breast height (DBH) within an approximate 0.49-acre area. The project proposes a 7.3-acre Preservation Area, which includes 2.24 acres of the surviving intact coast live oak woodland. Located northeast of Meadowood Lane (no situs address), approx. 1.5 miles northeast of City of St. Helena.

**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 impacts on ephemeral stream. Mitigation Measure BIO-3 would require revision to ECPA to avoid stream with required minimum 35-foot setback.  
Potentially significant impacts related to consistency with General Plan Policy CON-24. Mitigation Measure BIO-4 would require permanent preservation through deed restriction of a minimum of 6.36 acres of pre-fire coast live oak woodland and 7.3 acres of pre-fire vegetation canopy cover.  
Potentially significant impacts related to Tribal cultural resources. Mitigation Measure TCR-1 would require permittee to enter into agreement with Middletown Rancheria to provide cultural resources sensitivity training and 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)  
CDFW (Trustee)