



## Summary Form F for Electronic Document Submittal

### Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal

### Lead Agency

Napa County Planning, Building and Environmental Services.  
1195 Third Street, Suite 210, Napa, CA 94559.  
Donald Barrella, Principal Planner.  
707-299-1338, email: donald.barrella@countyofnapa.org.

### Project Information

Project Title: Constellation Brands Inc., Wappo Hill Vineyard Conversion.  
County Permit: Agricultural Erosion Control Plan #P24-00213-ECPA.

### Project Description, Proposed actions, and location

Earth disturbing activities on slopes greater than 5% that includes the clearing of oak woodland, coyote brush/scrub, non-native grassland, and ruderal or otherwise developed or disturbed lands within the proposed project area (or clearing limits), earthmoving and land contouring, and the installation and maintenance of erosion and runoff control measures and agricultural infrastructure in connection with the development of 18.4 gross acres of new vineyard, approximately 12.3 net planted acres, situated in the Chase Creek and Napa River Yountville Reach Drainages.

The approximate 437.7-acre project site is located on the west side of Silverado Trail approximately 2.1 miles north of its intersection with Oak Knoll Avenue within the Stags Leap area of Napa County, within the Agricultural Preserve Zoning District.

No situs address.

Assessor's Parcel Numbers 039-040-050 and 039-040-054.

Section 5, Township 6 North Range 4 West, Mt. Diablo Base and Meridian.

Latitude 38° 23' 37" North Longitude 122° 19' 54" West.

### Potential Impacts and Proposed Mitigation:

Potential impacts to aesthetics and community character. Mitigation will include removal of two vineyard blocks (Vineyard Blocks 5A and 5B) from the proposal encompassing 2.5-acres to retain existing screening woodland and vegetation. This mitigation would also permanently preserve the removed area.

Potential impacts to wildlife habitat, particular habitat trees with high biological and ecological value. Mitigation would include removal of approximately 1.8-acres from the proposal in two locations (Vineyard

Blocks 1B and 2) to avoid wildlife habitat and trees with high biological and ecological value. This mitigation would also permanently preserve the removed area.

Potential impacts to special-status and nesting birds. Mitigation would include pre-construction surveys and avoidance.in the event that nesting birds are found.

Potential impacts to special-status bat species and habitat trees. Mitigation would include phased removal of potential bat habitat trees.

Potential impacts to oak woodlands and associated vegetation cover canopy. Mitigation will include permanent preservation of 8-acres of oak woodland and associated cover canopy, of which 3.5-acres would be developable land. The measure also includes the demarcation of trees adjacent to the project area to avoid inadvertent removal.

Potential impacts associated with greenhouse gas emissions. Implementation of the Aesthetic and Biological Resource mitigation measures.

Potential impacts to Tribal Cultural Resources. Mitigation will include a tribal cultural monitoring agreement or plan.

**Areas of controversy:**

None Known.

**Responsible or trustee agencies for the project:**

Regional Water Quality Control Board.  
California Department of Fish and Wildlife.