



Summary Form 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

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Project Information

Project Title: Fulton Ranch Vineyard

County Permit(s): Agricultural Erosion Control Plan #P23-00326-ECPA

State Clearinghouse Number:

Project Address: 263 Petrified Forest Rd, Calistoga, CA 94515, located approximately 0.6-mile from the intersection of Petrified Forest Road and Franz Valley School Road, and approximately 1.2 miles west of the City of Calistoga, and in the Agricultural Watershed (AW) zoning district.

Project APN: 020-430-005, -006, -018, -019, and -027

Project Location - County: Napa

Project Location - Nearest City: Calistoga

Project Description:

The proposed project involves the land disturbing activities on slopes greater than 5% associated with the proposed clearing of oak woodland, Douglas fir forest and ruderal lands within the proposed project area (i.e., 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 approximately 4.79 gross acres of vineyard (i.e., proposed development area) with approximately 3.66 net planted acres in five (5) proposed vineyard blocks, located on three (3) parcels (i.e., project site) within an approximately 182.78-acre property holding.

Potential Impacts and Proposed Mitigation:

Potential direct impacts related to loss and disturbance of bats; Mitigation Measure (MM) BIO-1 would reduce to less than significant by ensuring that trees are surveyed prior to construction and/or removed in a two-step process under supervision of qualified biologist, depending on timing of activities.

Potential direct, indirect and cumulative impacts on special-status and nesting birds (including purple martin) and raptors; MM BIO-2 would require preconstruction surveys by qualified biologist and avoidance through establishment of minimum buffer areas around nests, if found, until fledged.

Potential indirect and cumulative impacts on northern spotted owl (NSO): MM BIO-3 would require protocol surveys and establishment of minimum no-disturbance buffer zones around nests as approved by CDFW.

Potential cumulative impacts related to consistency with oak woodland preservation policy General Plan Policy CON-24; MM BIO-4 would require that a deed restriction or mitigation easement or other means of permanent protection be recorded for the proposed preservation areas, and that any trees inadvertently removed be replaced at a 2:1 ratio.

Potential direct, indirect and cumulative impacts related to tribal cultural resources; MM TCR-1 would require that the Owner/Permittee demonstrate to the County that they have engaged with the Mishewal Wappo Tribe of Alexander Valley to provide cultural monitors and cultural sensitivity training to all site workers.

Areas of controversy:

N/A

Responsible or trustee agencies for the project:

California Department of Fish and Wildlife (CDFW) (T and R)

California Department of Forestry and Fire Protection (CalFire) (R)

Regional Water Quality Control Board (Regional Water Board) (T)