June 16, 2025

Antonio Castellucci
Castellucci Estate Winery
14 Pelican Point Road
Belvedere, CA 94920

RE: Castellucci Estate Winery Skellenger Lane Access Road, 7900 Money Road, Napa County, California (WRA Project #350137)

Mr. Castellucci,

This letter provides a biological evaluation of a portion of the property at 7900 Money Road and portions of adjacent properties up to Skellenger Lane/Conn Creek Road (Study Area) in unincorporated Napa County, California (Figure A-1; Attachment A). The purpose of this assessment is to provide technical biological resources information in support of an application to update an existing road and winery update. This report evaluates the potential for the Study Area to support sensitive vegetation communities, aquatic features, and special-status species and the potential for the Proposed Project to result in impacts to these resources. Both desktop review and a site visit were used for this analysis.

The Study Area is approximately 28 acres and located in the center of Napa Valley. For this assessment, the Study Area was restricted to areas of proposed ground disturbance (Project Area) plus an approximately 50-foot surrounding buffer. The surrounding landscape is almost entirely developed except for a small portion of Conn Creek and associated riparian vegetation.

REGULATORY SETTING

The following natural resources are protected under one or more federal, state and/or local (County) regulations, or are otherwise considered sensitive under the California Environmental Quality Act (CEQA). They are addressed in subsequent sections of the report as relevant.

Federal and State –Land Cover Types

Waters of the U.S.: protected under the Clean Water Act (CWA), administered by the Environmental Protection Agency and U.S. Army Corps of Engineers (Corps):

- Includes wetlands, streams, rivers, and other aquatic habitats meeting the guidance issued by the Corps

- Projects that would impact such features would require a Section 404 permit from the Corps

Waters of the State: protected under the Porter-Cologne Act, administered by the Regional Water Quality Control Board (RWQCB):

- Includes surface water or groundwater, including saline waters, within the boundaries of the state, and are generally delineated following the guidance issued by the Corps
- Projects that would impact such features would require Waste Discharge Requirements issued by the RWQCB

Streams, Lakes, and Riparian Habitat: protected under the California Fish and Game Code (CFGC), administered by the California Department of Fish and Wildlife (CDFW):

- Includes creeks and rivers (bodies where water flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life), and vegetation adjacent to associated with such (riparian habitat)
- Projects that would impact such features would require a Lake and Streambed Alteration Agreement with the CDFW

Sensitive Natural Communities: include land cover types that fulfill special functions or have special values and must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G):

- Vegetation communities ranked as "threatened" or "very threatened" by CDFW (2022b)
- Vegetation alliances ranked globally (G) or statewide (S) as 1 through 3 in the CNDDB based on NatureServe's (2020) methodology
- Sensitive natural communities identified in local or regional plans, policies, or regulations (e.g., see canopy retention requirements below)

Wildlife Movement Corridors: Movement and migratory corridors for native wildlife (including aquatic corridors) as well as wildlife nursery sites are given special consideration under CEQA.

Federal and State – Special-Status Species

Listed Plant and Wildlife Species including Critical Habitat: protected under one or more of the Federal Endangered Species Act (ESA), California Endangered Species Act (CESA), CFGC, and/or California Native Plant Protection Act (CNPPA) administered by the U.S. Fish and Wildlife Service (USFWS), and/or CDFW:

- Includes plants listed under the ESA, CESA, and/or CNPPA
- Includes wildlife listed under the ESA and/or CESA
- Projects that would impact such species require consultation with the USFWS and/or CDFW
- Projects conducted by, funded by, or permitted by the federal government in designated critical habitat (for federal listed species) require consultation with USFWS

Other Special-status Plant and Wildlife Species: considered for protection through CEQA:

- Includes plants ranked 1, 2, or 3 on the California Native Plant Society's (CNPS) inventory[1]
- Includes Species of Special Concern (SSC) listed by CDFW, and wildlife listed as Fully Protected Species by the CFGC
- Bat species assigned a "High" or "Medium-high" conservation priority ranking by the Western Bat Working Group (WBWG; 2022)
- Projects subject to CEQA would be analyzed to determine if impacts to such species are potentially "significant"

Nesting Birds: baseline protections provided under the federal Migratory Bird Treaty Act (MBTA) and CFGC:

- Includes the nest, eggs, young, and adults of most native species (MBTA, CFGC) and some non-native species (CFGC; i.e., sections 3503, 3503.5 and 3513)
- Projects that would impact breeding birds would require avoidance (typically setbacks) to allow the birds to complete their reproductive life cycle

Napa County Regulations

The Study Area is within unincorporated Napa County and is subject to the Napa County General Plan (Napa County 2008). Conditions in the General Plan relevant to the Study Area and proposed project include species of local concern (named "Locally Rare"), stream and wetland protections, forest/woodland canopy retention, and wildlife corridors (as defined above).

Stream and Wetland Setbacks: Napa County Code (NCC) 18.108.025 requires stream and wetland setbacks for new land clearings:

- "Stream" is defined by NCC (18.108.030) as: (1) a watercourse designated as a "blue-line" stream by the U.S. Geological Survey; (2) any watercourse which has a well-defined channel with a depth greater than four feet and banks steeper than 3:1 and contains hydrophilic, riparian and/or woody-vegetation; or (3) those watercourses listed in Resolution No. 94-19
- Specified stream setbacks correspond to slope, and range from 35 feet (< 1 percent slope) to 150 feet (60-70 percent slope)
- A minimum 35-foot setback is required for ephemeral or intermittent streams not meeting Napa County's criteria for a stream
- A minimum 50-foot setback is required from the delineated edge of a wetland boundary

Vegetative Canopy Protection: The Water Quality and Tree Protection Ordinance (WQTPO; 2019) modified NCC 18.108 to strengthen existing protections for woodland/forest canopy:

- A minimum of 70 percent canopy retention (of native trees) is required in sensitive domestic water supply drainages, based on vegetation that existed within the parcel in 1993
- In Agricultural Watershed zoning districts, 70 percent canopy retention is required based on vegetation that existed within the parcel in June 2016

[1] *Rank 4 species are typically only afforded protection under CEQA when such species are particularly unique to the locale (e.g., range limit, low abundance/low frequency, limited habitat) or are otherwise considered locally rare; this is applicable to some Rank 4 plants in Napa County.*

- Additionally in Agricultural Watershed zoning districts, trees within oak woodland and coniferous forest land covers must be preserved or otherwise mitigated for at a minimum 3:1 ratio (as measured in acreage)

METHODS

On April 30, 2025, a WRA plant biologist and a wildlife biologist visited the Study Area to map land cover types, document plant and wildlife species present, and evaluate on-site habitat for the potential to support special-status species. Prior to the site visit, the WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive biological communities (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- *Soil Survey of Napa County, California* (USDA 1978)
- Rutherford 7.5-minute quadrangle (USGS 2012)
- Contemporary aerial photographs (Google Earth 2025)
- Historical aerial photographs (Historical Aerials 2025)
- National Wetlands Inventory (NWI; USFWS 2025a)
- California Aquatic Resources Inventory (CARI; SFEI 2025)
- California Natural Diversity Database (CNDDB; CDFW 2025)
- California Native Plant Society Electronic Inventory (CNPS 2025a)
- Consortium of California Herbaria (CCH 2025)
- USFWS Information for Planning and Consultation (USFWS 2025b)
- *eBird* Online Database (eBird 2025)
- CDFW Publication, *California Bird Species of Special Concern in California* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- *Breeding Birds of Napa County, California* (Smith 2003)
- *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003)
- *A Manual of California Vegetation, 2nd Edition* (Sawyer et al. 2009)
- *A Manual of California Vegetation Online* (CNPS 2025b)
- *Preliminary Descriptions of the Terrestrial Natural Communities* (Holland 1986)
- Napa County Land Cover (NCLC) map (Thorne et al. 2004)
- *California Natural Community List* (CDFW 2018a)

Land Cover

Following the remote assessment, the WRA biologists completed a field review over the course of two dates (see above) to document: (1) land cover types (e.g., terrestrial communities, aquatic resources), (2) existing conditions and to determine if such provided suitable habitat for any special-status plant or wildlife species, (3) if and what type of aquatic natural communities (e.g., wetlands) were present, and (4) if special-status species were present.

Terrestrial land cover types were mapped and evaluated across the entire Study Area. In most instances, communities are delineated based on distinct shifts in plant assemblage (vegetation) and follow the *California Natural Community List* (CDFW 2018a), *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986), and *A Manual of California Vegetation, Online Edition* (CNPS 2025b). Any sensitive natural communities as described in the

Napa County Baseline Data Report (NCBDR; Napa County 2005) or General Plan (Napa County 2008) were considered.

Aquatic resources include Waters of the U.S., Waters of the State, and Streams, Lakes, and Riparian Habitat as defined in the CWA, Porter-Cologne Act, and CFGC, respectively. Napa County mandates setbacks from these aquatic resources and therefore requires mapping of the outward extent of such features. This site assessment does not constitute a formal wetland delineation; however, the surveys looked for superficial indicators of wetlands such as hydrophytic vegetation (i.e., plant communities dominated by wetland species), evidence of inundation or flowing water, saturated soils and seepage, and topographic depressions/swales. If streams potentially jurisdictional under the CWA and/or the CFGC are noted on a site, they are delineated using a mix of surveyed topography data, high resolution aerial photographs, and a sub-meter GPS unit. The top-of-bank would be used to determine the extent of CFGC Section 1602 and 401 and for setting Napa County mandated setbacks. Streams were assessed to determine if they meet the Napa County definition of "stream" pursuant to Napa County Code 18.108.030.

Special-status Species

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the greater vicinity through a literature and database review. Database searches (i.e., CNDDB, CNPS) focused on the Rutherford USGS 7.5-minute quadrangle for special-status plants. The special-status wildlife evaluation was based on database searches for the entirety of Napa County. Suitable habitat conditions are based on physical and biological conditions of the site, as well as the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then determined according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species has been observed on the site or has been recorded (i.e. CNDDB, other reports) on the site in the recent past.

To account for potential impacts to wildlife movement/migratory corridors, WRA reviewed the Essential Connectivity Areas dataset (in BIOS; CDFW 2025b). Additionally, aerial imagery (Google Earth 2025) for the local area was referenced to assess if local core habitat areas were present within or connected to the Study Area. This assessment was refined based on observations of on-site physical and/or biological conditions, including potential barriers to connectivity.

RESULTS

Land Cover Types

Land cover types observed by WRA within the Study Area include developed, valley oak woodland, and perennial stream (Conn Creek) (Attachment A). The Project Area is situated entirely within developed areas.

Developed Area (no vegetation alliance). CDFW Rank: None. This land cover type constitutes 22.0 acres of the Study Area and is composed of a mix of hardscape (e.g., buildings, paved roads) and landscape (e.g., gardens, vineyards). The vegetation and soils are highly altered providing virtually no habitat for native plants and very limited habitat for wildlife. Plants include a mix of landscape species and disturbance adapted herbs including sweetgum (*Liquidambar styraciflua*), oleander (*Nerium oleander*), common fig (*Ficus carica*), olive (*Olea europaea*), fennel (*Foeniculum vulgare*), prickly lettuce (*Lactuca serriola*), red sandspurry (*Spergularia rubra*), bur medic (*Medicago polymorpha*) and sharpleaf cancerwort (*Kickxia elatine*). This land cover type is synonymous with the Urban/Built-up biotic community in the NCLC (Thorne et al. 2004). This land cover type is not considered sensitive by Napa County, CDFW, or any other regulatory entity.

Valley Oak Woodland (*Quercus lobata* Riparian Woodland Alliance). CDFW Rank: G3 S3. Valley oak woodland is known from the southern Cascade Range, Coast Ranges, Central Valley, Transverse Range, and Sierra Valley Foothills situated on deep, poorly drained clay soils in valley bottoms, alluvial floodplains, and lower slopes (Sawyer et al. 2009, CNPS 2025b). Within the Study Area, valley oak woodland totals approximately 0.9 acre and is confined to the banks of the perennial stream (Conn Creek).

The canopy is discontinuous and dominated by valley oak (*Quercus lobata*), with Fremont poplar (*Populus fremontii*), red willow (*Salix laevigata*), and sandbar willow (*Salix exigua*) situated in the canopy and middle story. The understory is a mix of native and weedy species including Himalayan blackberry (*Rubus armeniacus*), big periwinkle (*Vinca major*), poison oak (*Toxicodendron diversilobum*), herb Robert (*Geranium purpureum*), dogtail grass (*Cynosurus echinatus*), and clustered dock (*Rumex conglomeratus*).

The CDFW considers valley oak woodland a sensitive natural community. Additionally, these woodlands are considered sensitive by Napa County under the General Plan Conservation Element Policy CON-24 (oak woodland retention). Finally, as the valley oak woodland is associated with the stream, it is riparian vegetation and is under the jurisdiction of CDFW under Section 1600 of the CFGC.

Perennial Stream (Conn Creek). Section 404/401 CWA; State Water Policy; Section 1602 CFGC. A portion of a perennial stream (Conn Creek) is situated on the eastern edge of the Study Area. This stream flows from north to south. Flows in this stream are perennial, running nearly year-round supplemented by impounded waters of Conn Dam/Lake Hennessey. The bed is a mix of fine sediments, cobbles, and exposed bedrock, while the banks are rocky fine sediment and periodic waterworn bedrock. The adjacent species assemblage is composed of characteristically riparian plants, particularly valley oak (*Quercus lobata*) (see above). The stream channel supports intermittent patches of tule (*Schoenoplectus acutus*) and broadleaf cattail (*Typha latifolia*). This stream is mapped on the Rutherford 7.5-minute quadrangle (USGS 2012) as named blue-line stream, as well as Riverine in the National Wetlands Inventory (NWI; USFWS 2025a), and Fluvial in the California Aquatic Resources Inventory (CARI; SFEI 2025). From the Study Area, Conn Creek

flows for approximately three river miles where it enters the Napa River; therefore, it is jurisdictional under Section 404/401 of the CWA and Section 1602 of the CFGC and meets the stream definition under Napa County Code 18.108.030.

Special-status Species

Special-status Plants

Based upon a review of the resource databases (CNPS and CNNDB), a total of 21 special-status plant species have been documented within the Rutherford 7.5-minute quadrangle (USGS 2012). All 21 special-status plants are unlikely or have no potential to occur in the Study Area for one or more of the following reasons:

- Hydrologic conditions (e.g., tidal, riverine) necessary to support the special-status plant species are not present in the Study Area.
- Edaphic (soil) conditions (e.g., volcanic tuff, serpentine) necessary to support the special-status plant species are not present in the Study Area.
- Topographic conditions (e.g., north-facing slope, montane) necessary to support the special-status plant species are not present in the Study Area.
- Unique pH conditions (e.g., alkali scalds, acidic bogs) necessary to support the special-status plant species are not present in the Study Area.
- Associated natural communities (e.g., interior chaparral, tidal marsh) necessary to support the special-status plant species are not present in the Study Area.
- The Study Area is geographically isolated (e.g., below elevation, coastal environs) from the documented range of the special-status plant species.
- Land use history and contemporary management (e.g., absence of mowing or grazing) has degraded the localized habitat necessary to support the special-status plant species.
- Recent evaluation of historical records has determined that these species are extirpated from the Study Area region.

Although none of these species have the potential to occur, a single floristic survey was conducted during the site visit.

Special-status Wildlife

A total of 57 special-status wildlife species have been documented in Napa County (CDFW 2025a, Napa County 2005). The Study Area has the potential to support fourteen (14) of these special-status wildlife. The remaining 43 species are unlikely or have no potential to occur due to one or more of the following reasons:

- Aquatic habitats (e.g., estuaries, ponds) necessary to support the special-status wildlife species are not present in the Study Area.
- Vegetation habitats (e.g., coast redwood forest, coastal prairie, chaparral) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Study Area.
- Physical structures (e.g., mines/caves) necessary to provide nesting, cover, and/or foraging habitat to support the special-status wildlife species are not present in the Study Area.
- Host plants (e.g., dog violet, harlequin lotus) necessary to provide larval and nectar resources for the special-status wildlife species are not present in the Study Area

- The Study Area is outside (e.g., north of, west of) of the special-status wildlife species documented nesting range.

Those species with the potential to occur are listed as follows:

- Pallid bat (*Antrozous pallidus*); SSC, WBWG High
- Fringed myotis (*Myotis thysanodes*); WBWG High
- Long-legged myotis (*Myotis volans*); WBWG High
- Great egret (*Ardea alba*); CDFW Protected Nesting Rookeries
- Great blue heron (*Ardea herodias*); CDFW Protected Nesting Rookeries
- Swainson's hawk (*Buteo swainsoni*); ST
- Snowy egret (*Egretta thula*); CDFW Protected Nesting Rookeries
- Yellow-breasted chat (*Icteria virens*); SSC, LR
- Black-crowned night heron (*Nycticorax nycticorax*); CDFW Protected Nesting Rookeries
- Northwestern pond turtle (*Actinemys marmorata*); SSC, FC
- Foothill yellow-legged frog (*Rana boylii*); SSC
- Steelhead (*Oncorhynchus mykiss irideus*); FT

Wildlife Corridors

The Study Area is not within a wildlife corridor as mapped by CDFW (2025b). The majority of the Study Area is developed and surrounded by similarly developed areas (i.e., vineyards, wineries, residences). Conn Creek provides a local wildlife corridor particularly for small mammals, riparian associated birds, and aquatic organisms.

PROJECT DESCRIPTION & RECOMMENDATIONS

As noted, the proposed project is the development of a paved access road and other infrastructural elements in support of a commercial winery. The road has been intentionally sited within existing developed areas and away from on-site sensitive natural resources. The following recommendations are forwarded to avoid impacts on sensitive natural resources.

Land Covers

Land Covers within the Study Area overlain with the proposed Project Area are shown in Figures A-2 and A-3 (Attachment A). The Project Area is situated entirely within developed areas and set back from Conn Creek by at least 40 feet. The Project Area is flat with very little grade; therefore, sediment migration etc. is unlikely. However, WRA recommends the following Conditions of Approval:

- Conduct any ground-breaking activities during the dry season, generally April 15 through October 15.
- Deploy standard sediment migration/erosion control measures (e.g., straw waddle, hay bales) between the Project Area and Conn Creek.
- If one-half inch over a 24-hour period is forecast, then ground disturbing activities should be halted until the rain has ceased for 12 hours or greater.

Special-status Species

Special-status Plants

The Study Area does not have the potential to support special-status plants. No further actions are recommended for special-status plants.

Special-status Wildlife

The Study Area contains certain features (e.g., large trees) and habitat elements (e.g., perennial stream) that have the potential to support twelve special-status wildlife species. Of these, one would be completely confined to the wetted channel of Conn Creek (steelhead) and therefore would not be impacted by the Project. Two of the species (northwestern pond turtle (NPT) and foothill yellow-legged frog (FYLF)) may be present in Conn Creek and are unlikely to travel through the Project Area during most of the year but could be present during overland movements (NPT) or winter dispersal (FYLF). As noted the larger trees may provide roosting habitat for bats, while all trees and shrubs to varying degrees have the potential to support nesting birds including those special-status birds enumerated above. WRA recommends the following Conditions of Approval:

- Bats. Tree removal should be performed from September through March, outside of the general bat maternity season. If tree removal during this period is not feasible, it is recommended that a bat habitat assessment and survey effort (the latter if needed) be performed by a qualified biologist prior to tree removal to determine if bats are present in the trees. If no suitable roosting habitat for bats is found, then no further study is warranted. If bat maternity roosts are detected, then roost trees should be avoided until the end of the maternity roosting season. Irrespective of time of year, all felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present within the felled trees to escape.
- Swainson's Hawk. Initial ground disturbance and tree trimming/removal should occur from September 1 to February 28, outside of the local Swainson's hawk nesting season. If adhering to this work window is not feasible, a pre-construction survey effort for Swainson's hawk should be performed by a qualified biologist. This effort should involve a minimum of three individual surveys, spaced at least one week (seven days) apart, prior to the initiation of Project activities. Individual surveys should follow the protocol outlined in "Recommended Timing and Methodology for Swainson's Hawk Nesting in California's Central Valley" by SHTAC (2000).[2] As per the protocol, surveys should not be performed from April 20 to June 10, due to specifics of nesting behavior when nests are harder to detect. Each survey would cover the Study Area and accessible/visible areas within approximately 0.25 mile of the site. (Note that the final Swainson's hawk survey could be conducted concurrently with a general nesting bird survey; see below) Any active Swainson's hawk nests found would be protected by a work exclusion buffer; the size of each buffer would be determined by the qualified biologist to ensure that the nest is not abandoned due to disturbance or otherwise harmed. Factors that may influence the size of the buffer include nest location, ambient noise/disturbance conditions in the area,

[2] *Note that this survey protocol was developed in the context of relatively large-scale land conversions in the Central Valley and designed in part to assess impacts to foraging habitat, thus requiring a minimum of six and up to nine surveys; this higher level of effort is not warranted for the Project.*

topography (e.g., line-of-site or lack thereof to the Project Area), behavior of the individual birds in question, and other factors. An implemented work exclusion buffer would remain in place until all young in the nest have fledged or it otherwise is confirmed as inactive by the biologist.

- Nesting Birds. Bird species, including non-listed special-status species and others with baseline protections, may nest within the Study Area, including the Project Area. Vegetation removal (trees and shrubbery) within the Project Area should be performed from September 1 to January 31, outside of the general nesting bird season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of tree removal or ground disturbance is recommended. The survey should cover the Project Area and surrounding areas. If active bird nests are found during the survey, an appropriate no-disturbance buffer should be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.
- FYLF/NPT. If Conn Creek is dry at the time of construction, no further actions are recommended for FYLF and NPT. If the channel within 500 feet of the Project Area contains surface water, then two surveys should be performed along the streams at least 14 days prior to project initiation. The surveys must have different light angles (e.g., early morning and early afternoon), but can be conducted on the same day. Survey areas (streams) will be systematically walked upstream, zig-zagging between the bank and the thalweg in wide areas, and bank-to-bank in narrow areas. All areas along the streams that could support frogs will be searched, including rocks, ledges, woody debris, overhanging vegetation, etc. as well as accessible natural cover within 50 feet of the wetted perimeter where frogs could be present. Surveyors will use binoculars to limit disturbance to frogs, and flashlights for searching darkened crevices and shaded areas. Slow-moving and/or still waters will be closely inspected for the presence of tadpoles. If no FYLF or NPT are present during the pre-construction surveys, no additional measures are warranted. If FYLF/NPT are determined to be present, one daytime survey is proposed for pre-construction activities to be completed within 48 hours of project initiation. If FYLF/NPT are or will likely be present at the time of ground-breaking, the following protective measures should be deployed: (1) installation of exclusion fencing between the stream and active work area, plus 50 feet beyond the linear extent of the project area on both sides, (2) presence of on-site biologist during ground disturbance activities, and (3) implementation of a worker education program. The on-site biologist will be present to perform a survey of the construction area in the morning prior to that day's ground-breaking activities. If a FYLF/NPT is present within the construction area, individuals should be allowed to leave the disturbance area of their own accord, as confirmed by the biologist. Finally, the worker education program should consist of a qualified biologist providing construction personnel with information regarding the identification and ecology of FYLF/NPT, the potential for occurrence of the species within work areas, the legal status of the species and ramifications for impacts, the specific measures being implemented to avoid impacts to FYLF/NPT, and the role of the on-site biologist.

Please contact me if you have questions or require additional information. Sincerely,

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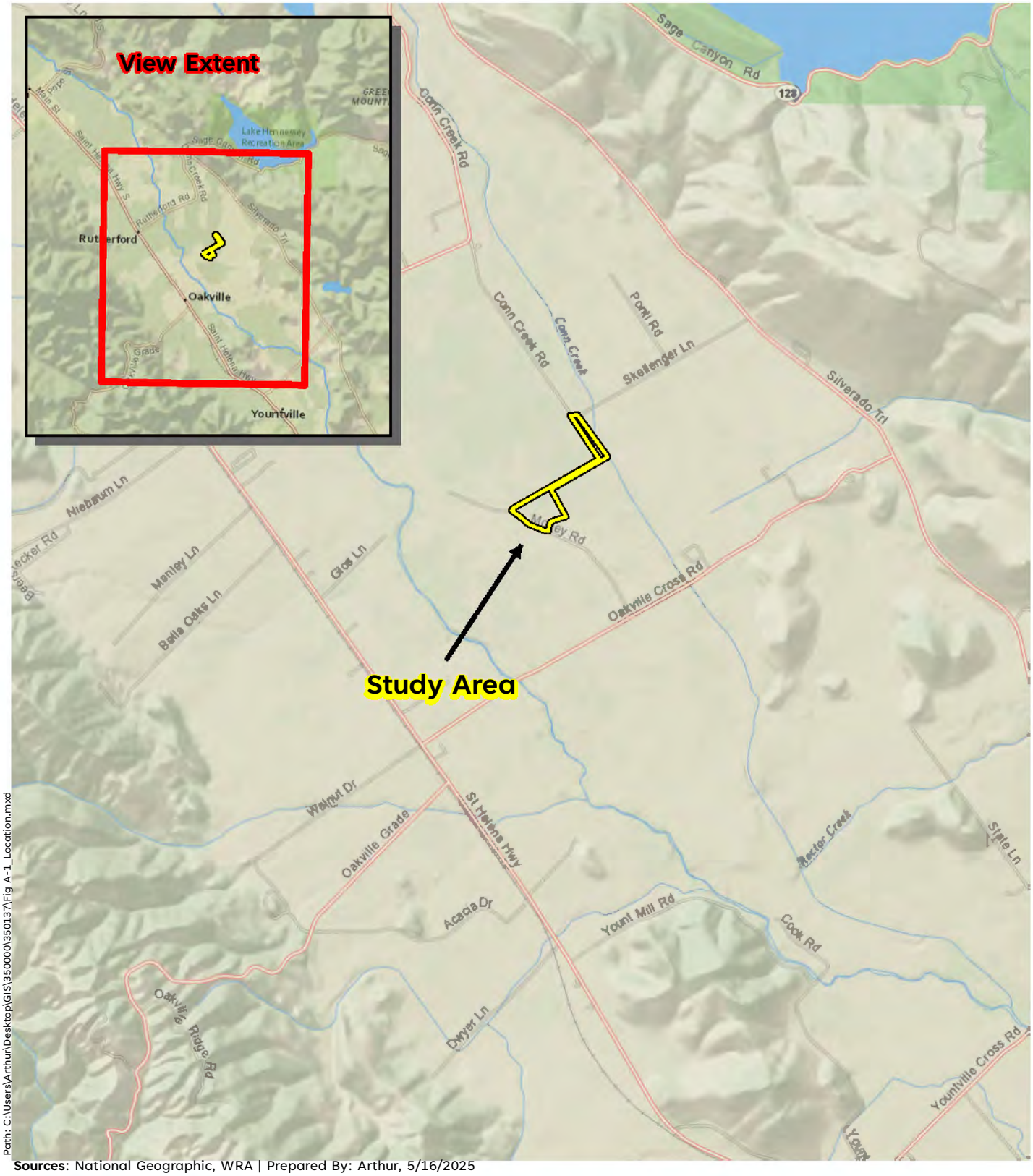
Aaron Arthur
Associate Biologist
WRA, Inc.
arthur@wra-ca.com

ENCLOSURES: Attachment A: Figures
Attachment B: Observed Species List
Attachment C: Representative Photographs
Attachment D: Citations

ATTACMENT A – FIGURES



Path: C:\Users\Arthur\Desktop\GIS\350000\350137\Fig A-1_Location.mxd

Sources: National Geographic, WRA | Prepared By: Arthur, 5/16/2025

Figure A-1. Study Area Location

Castellucci Winery
Napa County, CA

0 0.75 1.5 Miles

N

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Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: Arthur, 5/23/2025

Figure A-2. Land Cover - Overview

Castellucci Winery
Napa County, CA

0 500 1,000 Feet

N

wra Environmental Consultants

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Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: Arthur, 5/20/2025

Figure A-3. Land Cover - Conn Creek Focus

Castellucci Winery
Napa County, CA

0 200 400 Feet

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ATTACHMENT B –OBSERVED SPECIES LIST

Table B-1. Plant species observed in the Study Area: April 30, 2025

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Anacardiaceae	*Toxicodendron diversilobum*	poison oak	deciduous shrub	native	--	--	FACU
Apiaceae	*Foeniculum vulgare*	fennel	perennial forb	non-native	--	high	NL
Apiaceae	*Torilis arvensis*	hedge parsley	annual forb	non-native	--	moderate	NL
Apocynaceae	*Nerium oleander*	oleander	evergreen shrub	non-native	--	assessed	NL
Apocynaceae	*Vinca major*	bigleaf periwinkle	perennial forb	non-native	--	moderate	NL
Asteraceae	*Baccharis pilularis*	coyote brush	evergreen shrub	native	--	--	NL
Asteraceae	*Calendula arvensis*	field marigold	annual forb	non-native	--	--	NL
Asteraceae	*Helminthotheca echioides*	bristly ox-tongue	perennial forb	non-native	--	limited	FAC
Asteraceae	*Lactuca serriola*	prickly lettuce	annual forb	non-native	--	assessed	FACU
Asteraceae	*Senecio vulgaris*	old-man-of-spring	annual forb	non-native	--	--	FACU
Asteraceae	*Soliva sessilis*	field burweed	annual forb	non-native	--	--	FACU
Asteraceae	*Sonchus oleraceus*	common sow thistle	annual forb	non-native	--	--	NL
Caryophyllaceae	*Spergularia rubra*	red sandspurry	perennial forb	non-native	--	--	FAC
Caryophyllaceae	*Stellaria media*	common chickweed	annual forb	non-native	--	--	FACU
Convolvulaceae	*Convolvulus arvensis*	field bindweed	perennial forb	non-native	--	assessed	NL
Cucurbitaceae	*Marah fabacea*	California manroot	perennial vine	native	--	--	NL
Cupressaceae	*Cupressus sempervirens*	Italian cypress	evergreen tree	non-native	--	--	NL
Cupressaceae	*Sequoia sempervirens*	coast redwood	evergreen tree	native	--	--	NL
Cyperaceae	*Cyperus eragrostis*	tall flat-sedge	perennial graminoid	native	--	--	FACW
Cyperaceae	*Schoenoplectus acutus*	tule	perennial graminoid	native	--	--	OBL
Euphorbiaceae	*Euphorbia peplus*	petty spurge	annual forb	non-native	--	--	NL
Fabaceae	*Medicago polymorpha*	bur medic	annual forb	non-native	--	limited	FACU
Fabaceae	*Vicia villosa*	winter vetch	annual forb	non-native	--	assessed	NL
Fagaceae	*Quercus agrifolia*	coast live oak	evergreen tree	native	--	--	NL
Fagaceae	*Quercus lobata*	valley oak	deciduous tree	native	--	--	FACU
Geraniaceae	*Erodium botrys*	longbeak stork's bill	annual forb	non-native	--	assessed	FACU

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Geraniaceae	*Erodium brachycarpum*	foothill filaree	annual forb	non-native	--	limited	NL
Geraniaceae	*Erodium moschatum*	musky stork's bill	annual forb	non-native	--	assessed	NL
Geraniaceae	*Geranium dissectum*	cutleaf geranium	annual forb	non-native	--	moderate	NL
Geraniaceae	*Geranium purpureum*	herb robert	perennial forb	non-native	--	--	NL
Hamamelidaceae	*Liquidambar styraciflua*	sweetgum	deciduous tree	non-native	--	--	NL
Juglandaceae	*Juglans hindsii*	black walnut	deciduous tree	native	--	--	FAC
Lauraceae	*Umbellularia californica*	California bay	evergreen tree	native	--	--	FAC
Malvaceae	*Malva nicaeensis*	bull mallow	annual forb	non-native	--	--	NL
Moraceae	*Ficus carica*	common fig	deciduous tree	non-native	--	moderate	FACU
Myrtaceae	*Eucalyptus globulus*	blue gum	evergreen tree	non-native	--	moderate	NL
Oleaceae	*Olea europaea*	olive	evergreen tree	non-native	--	limited	NL
Onagraceae	*Epilobium brachycarpum*	annual willowherb	annual forb	native	--	--	FAC
Plantaginaceae	*Kickxia elatine*	sharpleaf cancerwort	perennial forb	non-native	--	--	UPL
Plantaginaceae	*Plantago lanceolata*	English plantain	perennial forb	non-native	--	limited	FAC
Poaceae	*Avena barbata*	wild oat	annual graminoid	non-native	--	moderate	NL
Poaceae	*Brachypodium distachyon*	false brome	perennial graminoid	non-native	--	moderate	NL
Poaceae	*Briza maxima*	big rattlesnake grass	annual graminoid	non-native	--	limited	NL
Poaceae	*Bromus catharticus*	Chilean brome	perennial graminoid	non-native	--	--	NL
Poaceae	*Bromus diandrus*	rip-gut brome	annual graminoid	non-native	--	moderate	NL
Poaceae	*Bromus hordeaceus*	soft chess	annual graminoid	non-native	--	limited	FACU
Poaceae	*Bromus madritensis*	foxtail chess	annual graminoid	non-native	--	--	NL
Poaceae	*Cynosurus echinatus*	dogtail grass	annual graminoid	non-native	--	moderate	NL
Poaceae	*Festuca bromoides*	brome fescue	perennial graminoid	non-native	--	--	FACU
Poaceae	*Festuca perennis*	Italian rye grass	annual graminoid	non-native	--	moderate	FAC
Poaceae	*Hordeum marinum*	Mediterranean barley	annual graminoid	non-native	--	moderate	FAC
Poaceae	*Hordeum murinum*	mouse barley	annual graminoid	non-native	--	moderate	FAC
Poaceae	*Poa annua*	annual bluegrass	annual graminoid	non-native	--	--	FAC

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Polygonaceae	*Polygonum aviculare*	dooryard knotweed	perennial forb	non-native	--	--	FAC
Polygonaceae	*Rumex conglomeratus*	clustered dock	perennial forb	non-native	--	--	FACW
Polygonaceae	*Rumex crispus*	curly dock	perennial forb	non-native	--	limited	FAC
Rosaceae	*Prunus cerasifera*	cherry plum	deciduous tree	non-native	--	limited	NL
Rosaceae	*Rubus armeniacus*	Himalayan blackberry	evergreen shrub	non-native	--	high	FAC
Rosaceae	*Rubus leucodermis*	western raspberry	evergreen shrub	native	--	--	FACU
Salicaceae	*Populus fremontii*	Fremont cottonwood	deciduous tree	native	--	--	FACW
Salicaceae	*Salix exigua*	sandbar willow	deciduous tree	native	--	--	FACW
Salicaceae	*Salix laevigata*	red willow	deciduous tree	native	--	--	FACW
Simaroubaceae	*Ailanthus altissima*	tree-of-heaven	evergreen tree	non-native	--	moderate	FACU
Typhaceae	*Typha latifolia*	common cattail	perennial forb	native	--	--	OBL
Vitaceae	*Vitis vinifera*	wine grape	deciduous vine	non-native	--	--	NL

All species identified using the *Jepson Manual, 2nd Edition* (Baldwin et al. 2012), *The Jepson Flora Project* (eFlora 2025), and *A Flora of Napa County* (Ruygt 2020); nomenclature follows *The Jepson Flora Project* (eFlora 2025) unless otherwise noted

Sp.: “species”, intended to indicate that the observer was confident in the identity of the genus but uncertain which species
Cf.: “*confer*” or “compared with”, intended to indicate a species appeared to the observer to be specific, but was not identified based on diagnostic characters

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2025a)

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
LR	Locally Rare
CRPR 1A:	Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B:	Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A:	Plants presumed extirpated in California, but more common elsewhere
CRPR 2B:	Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 3:	Plants about which we need more information – a review list
CRPR 4:	Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Corps 2022)

OBL:	Almost always a hydrophyte, rarely in uplands
FACW:	Usually a hydrophyte, but occasionally found in uplands
FAC:	Commonly either a hydrophyte or non-hydrophyte
FACU:	Occasionally a hydrophyte, but usually found in uplands
UPL:	Rarely a hydrophyte, almost always in uplands
NL:	Rarely a hydrophyte, almost always in uplands
NI:	No information; not factored during wetland delineation

Table B-2. Wildlife species observed in and around the Study Area: April 30, 2025

SCIENTIFIC NAME	COMMON NAME
Mammals	
Lepus californicus	black-tailed jackrabbit
Procyon lotor	raccoon (tracks)
Birds	
Ardea alba	great egret
Bubo virginianus	great horned owl
Buteo jamaicensis	red-tailed hawk
Buteo lineatus	red-shouldered hawk
Callipepla californica	California quail
Cathartes aura	turkey vulture
Corvus brachyrhynchos	American crow
Empidonax difficilis	Pacific slope flycatcher
Haemorhous mexicanus	house finch
Sayornis nigricans	black phoebe
Spizella passerina	chipping sparrow
Tachycineta bicolor	tree swallow
Tachycineta thalassina	violet-green swallow
Thryomanes bewickii	Bewick's wren
Tyto alba	barn owl
Zenaida macroura	mourning dove
Reptiles and Amphibians	
Emys marmorata	western pond turtle
Sceloporus occidentalis	western fence lizard

ATTACHMENT C – REPRESENTATIVE PHOTOGRAPHS

Location of Project Area; the existing compacted gravel road will be resurfaced in asphalt to provide delivery access to the winery from Conn Creek Road/Skellenger Lane.

Location of Project Area; the existing compacted gravel road will be resurfaced in asphalt to provide delivery access to the winery from Conn Creek Road/Skellenger Lane.

Conn Creek with wetted channel and associated valley oak woodland riparian.

Conn Creek with wetted channel and associated valley oak woodland riparian.

ATTACHMENT D – CITATIONS

Attachment D. Citations

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