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# Biological Survey Report and Memorandum

Vine Cliff Winery Alteration Use Permit and Minor Modification  
P25-00161-UP & P24-00191-MM  
Planning Commission Hearing – June 18, 2025

**BIOLOGICAL RESOURCES ASSESSMENT  
FOR THE ±3-ACRE  
VINE CLIFF WINERY ALTERATION STUDY AREA**

**NAPA COUNTY, CALIFORNIA**



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**MAY 2025**

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Appendix B. California Natural Diversity Database Query of Special-Status Animals for the Vine Cliff Winery Region

# **Biological Resources Assessment for the ±3-Acre Vine Cliff Winery Alteration Study Area**

## **INTRODUCTION**

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### **Project Location**

Salix Consulting, Inc. (Salix) conducted a Biological Resources Assessment for the ±3-acre Vine Cliff Winery Alteration Study Area in the unincorporated area of Napa County northeast of the Town of Yountville in Napa County.

The parcel is situated in Section 19, Township 7 North and Range 4 East on the Yountville, California 7.5-minute USGS topographic quadrangle (Figures 1 & 2). The approximate coordinates for the center of study area are 38.447433 and -122.350693. The address of the Study Area is 7400 Silverado Trail, Napa, CA 94558. The winery is in the jurisdiction of Napa County. The study area is a portion of Assessors Parcel Number 032-030-027.

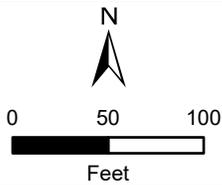
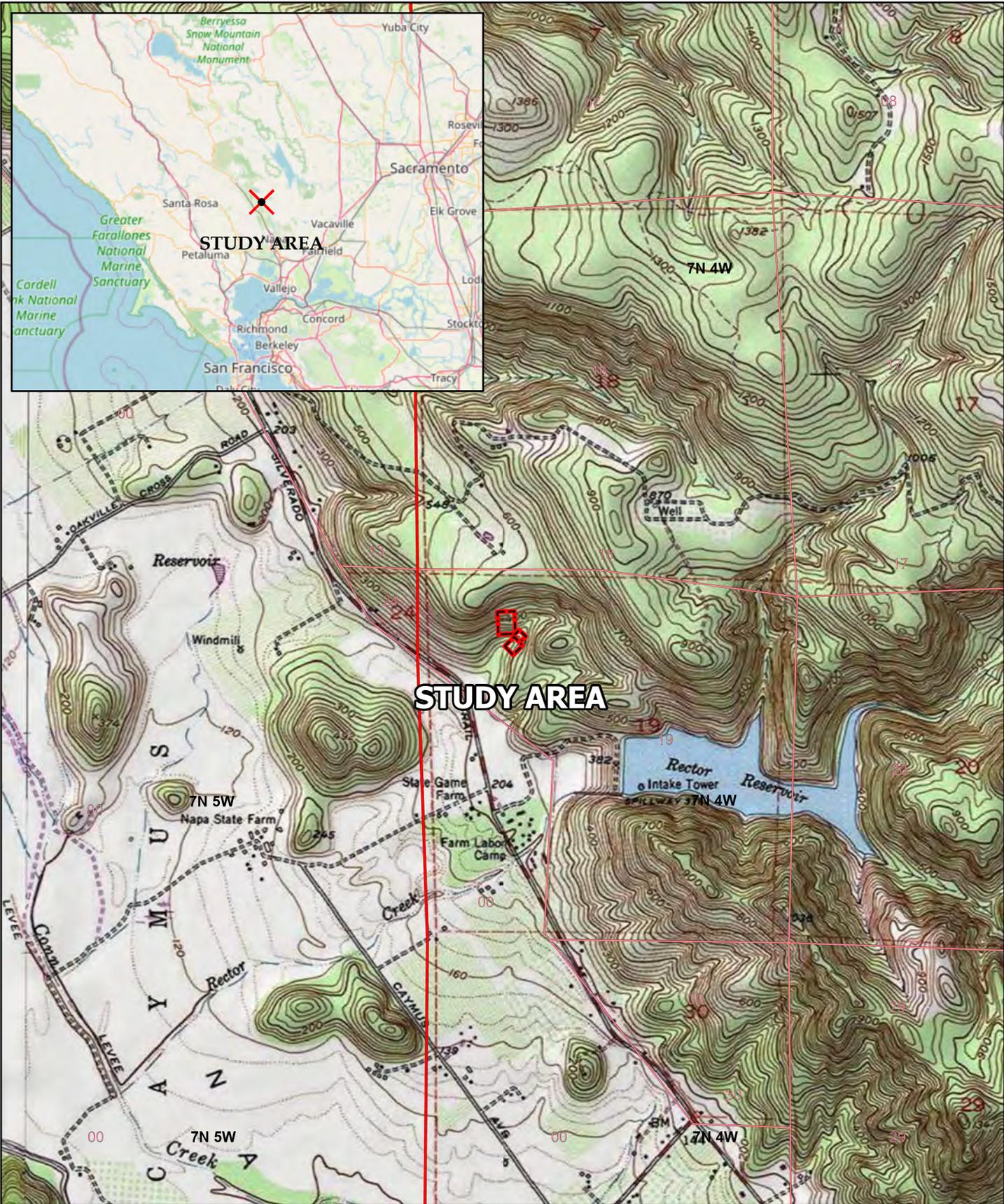
The site is located along the Silverado Trail just northwest of Rector Reservoir. It is a small expansion of the existing winery with very little new native ground disturbance. Much of the project is upgrades to existing facilities. The primary area of new disturbance will be along the frontage of the hill that houses the wine cave. The total area of native ground disturbance will be under one-acre.

### **Setting**

The Study Area is in a hilly region adjacent to the Napa Valley. The existing cave entrance is approximately 285 feet in elevation. Most of the surrounding hilly areas are either vineyards or natural lands with annual grassland, oak woodland or chaparral lancover. Lands of and adjacent to the study area are primarily coast live oak woodland.

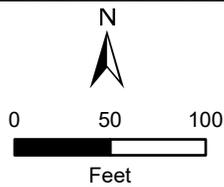
### **Objectives of Biological Resources Assessment**

- Identify and describe the biological communities present in the Study Area
- Characterize plant and animal species observed in the Study Area
- Evaluate special-status plant and animal species that could be affected by project activities
- Provide conclusions and recommendations



Source Map:  
 USGS Topographic Map  
 Yountville Quad 1:24,000  
 S19 T07N R04W

Figure 1  
**SITE AND VICINITY MAP**  
 Vine Cliff Winery  
 Napa County, CA



 Study Area (±3 acres)

Imagery Source:  
Google Earth (08/2023)

Figure 2

**AERIAL MAP**

*Vine Cliff Winery*

Napa County, CA

## METHODS

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### Literature Review

Salix biologists reviewed recent and historic aerial photographs, USGS maps, preliminary engineering exhibits, and site plans for the study area. Standard publications were reviewed to provide information on life history, habitat requirements, and distribution of regionally occurring animal species. They include published books, peer-reviewed articles, field guides, and the California Wildlife Habitats Relationships Program. Publications utilized in this assessment are included in the References section of this document.

### Special-Status Species Reports

Salix biologists queried the California Natural Diversity Data Base (CNDDDB 2024) for location records for special-status species known to occur in the 4-quadrangle region surrounding the Study Area. Quadrangles included in the query were Yountville, Napa, Rutherford and St. Helena. The same four quadrangles were queried for the California Native Plant Society's Rare Plant Index and the results combined. Salix biologists also reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database (USFWS 2024) for occurrences of special-status fish, wildlife, and plant species in the region surrounding the Study Area.

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the federal Endangered Species Act (including candidates and species proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (including candidates and species proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Wildlife (CDFW),
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA), or
- designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

### Field Assessments

A field assessment was conducted on June 29, 2024, by Jeff Glazner to characterize existing conditions, map land cover types and assess the probability of occurrence of special status plant and animal species. Plants observed were recorded and are presented in Appendix A. Wildlife observed are listed in the ***Wildlife Occurrence and Use*** section below.

## FINDINGS

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### Soils

The Study Area has one mapped soil series; *Boomer gravelly loam, volcanic bedrock, 14 to 60 percent slopes*.

This soil is found on ridges and foothills with slopes between 3 to 15 percent. The parent material consists of residuum weathered from grabbrodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 55 to 59 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low to very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. These soils are used as annual range and some areas are irrigated and produce pasture and deciduous fruit. Native vegetation is annual and perennial grasses, brush, scattered conifers, and oaks.

### Climate

The climate for the study area is moderate, with cool marine influence and fog contributing to cool summer mornings. The strong breezes of San Pablo Bay keep afternoons temperatures moderate. Mid-summer peak temperatures may reach the low 90s°F. Freezing in winter is rare.

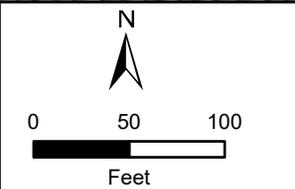
### Biological Communities

The undeveloped lands in the foothills adjacent to the Napa Valley are a mix of oak woodland, chaparral and annual grassland. The study area is primarily oak woodland where not developed.

Following the Napa County 2016 Vegetation Mapping ([https://gisdata.countyofnapa.org/datasets/61de6c3fbde74c2897f5ba0060d0faf8\\_0/expand?location=38.447719%2C-122.349615%2C18.45](https://gisdata.countyofnapa.org/datasets/61de6c3fbde74c2897f5ba0060d0faf8_0/expand?location=38.447719%2C-122.349615%2C18.45)), the Study Area has been mapped with two land cover types including Coast Live Oak-Blue Oak Woodland and Agriculture (see illustration from Napa County Vegetation Mapping below).



 109 - Boomer gravelly loam, volcanic bedrock, 14 to 60 percent slopes, MLRA 15



 Study Area (±3 acres)  
Imagery Source: Google Earth (08/2023)  
Data Source: Natural Resources Conservation Service (2024)

**Figure 3**  
**SOILS MAP**  
*Vine Cliff Winery*  
Napa County, CA

### ***Coast Live Oak-Blue Oak Woodland***

The undeveloped hills around the Vine Cliff Winery are primarily dotted with coast live oak (*Quercus agrifolia*) and to a much lesser extent, blue oak (*Quercus douglasii*). The density of trees is quite variable. Shrubs are common and include poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), California buckeye (*Aesculus californica*) and sticky monkeyflower (*Diplacus aurantiacus*). Common herbaceous species in the woodland areas include ripgut brome (*Bromus diandrus*), wild oat (*Avena fatua*), Italian thistle (*Carduus pycnocephalus*), blue wildrye (*Elymus glaucus*), hedge parsley (*Torilis arvensis*), hedgehog dogtail (*Cynosurus echinatus*), and yellow star thistle (*Centaurea solstitialis*).

### ***Agriculture***

The other Napa County mapped landcover is Agriculture. This landcover represents the vineyards on the property and by extension, the winery development. Plants associated are primarily the crop but also weedy edges and ornamental plantings.

Representative site photos are presented in Figures 5a through 5c.

### ***Aquatic Resources***

The study area was evaluated for aquatic resources. One natural feature is located in the study area, an ephemeral stream channel located just east of the cave entrance. This feature flows down the steep hillside in a well-defined natural channel that flows into a culvert and under the primary roadway through the winery. This feature is dry most of the year, flowing only during and shortly after precipitation events. It does not support aquatic vegetation or a riparian corridor. The drainage is shown in Figure 5c.

A second aquatic resource occurs on the property in the form of an ornamental pond. This feature is fully landscaped around the edges and is maintained at full capacity year-round through valves. It is a manmade feature and functions for aesthetics and is therefore, not a water of the U.S. or State.

## Wildlife Occurrence and Use

The site is located in an area that is highly influenced by human activities but interfaces with extensive natural habitats. The Study Area provides habitat for many species, particularly ones that are transient and moving through. Trees provide suitable nesting habitat for common bird species. Mid-sized mammals such as opossum and striped skunk may utilize the site to forage and prey on the small mammals. Species observed included western gray squirrel turkey vulture American goldfinch, white-crowned sparrow, Anna's hummingbird, American robin, California towhee, acorn woodpecker, northern flicker western scrub-jay mourning dove and red-tailed hawk.

## Special-Status Species

### *Special-Status Plants*

The database queries produced a list of 33 regionally-occurring special-status plant species that are known to occur within study area region. Species occurring within five miles of the property are shown in Figure 4a.

After an examination of each species' distribution and habitat requirements, and evaluation of the property for potential habitat, we have determined that none are likely to occur on the property. Each species was eliminated by either its elevational requirement or its lack of suitable niche habitat. Below are the plant groupings that are improbable to occur in the study area based on habitat.

Of the 35 plants on the list, 13 of these species occur only above 400 feet in elevation or below 35 feet in elevation and have limited or no potential to occur due to the elevational limit. These were dismissed from further consideration:

<b>Species</b>	<b>CNPS/State/Fed*</b>	<b>Low Elev</b>	<b>High Elev</b>
<i>Castilleja ambigua var. meadii</i>	1B.2/None/None	1475'	1560'
<i>Ceanothus divergens</i>	1B.2/None/None	560	3115
<i>Ceanothus purpureus</i>	1B.2/None/None	400	2100
<i>Ceanothus sonomensis</i>	1B.2/None/None	705	2625
<i>Hesperolinon sharsmithiae</i>	1B.2/None/None	885	985
<i>Lathyrus jepsonii var. jepsonii</i>	1B.2/None/None	5	15
<i>Lilaeopsis masonii</i>	1B.1/CR/None	10	35
<i>Lupinus sericatus</i>	1B.2/None/None	900	5005
<i>Navarretia leucocephala ssp. pauciflora</i>	1B.1/CT/FE	1310	2805
<i>Penstemon newberryi var. sonomensis</i>	1B.2/None/None	2295	4495
<i>Sidalcea oregana ssp. hydrophila</i>	1B.2/None/None	3610	7545
<i>Streptanthus hesperidis</i>	1B.2/None/None	425	2495
<i>Symphotrichum lentum</i>	1B.2/None/None	3	10

Five of the species were dismissed because they require specific substrate, such as serpentine, alkaline or sandy substrate. These edaphic features are not present in the study area and the following species were dismissed from further consideration:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Allium peninsulare</i> var. <i>franciscanum</i>	1B.2/None/None	170	1000
<i>Astragalus claranus</i>	1B.1/CE/FE	245	900
<i>Erigeron greenei</i>	1B.2/None/None	260	3295
<i>Extriplex joaquinana</i>	1B.2/None/None	5	2740
<i>Trifolium amoenum</i>	1B.1/None/FE	15	1360

Seven species occur in aquatic areas such as vernal pools or alkaline flats and because none of these habitats occur on the property, they are dismissed from further consideration:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Astragalus tener</i> var. <i>tener</i>	1B.2/None/None	5	195
<i>Downingia pusilla</i>	2B.2/None/None	5	1460
<i>Eryngium jepsonii</i>	1B.2/None/None	10	985
<i>Limnanthes vinculans</i>	1B.1/CE/FE	50	1000
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	1B.1/None/None	15	5710
<i>Sagittaria sanfordii</i>	1B.2/None/None	0	2135
<i>Trifolium hydrophilum</i>	1B.2/None/None	0	985

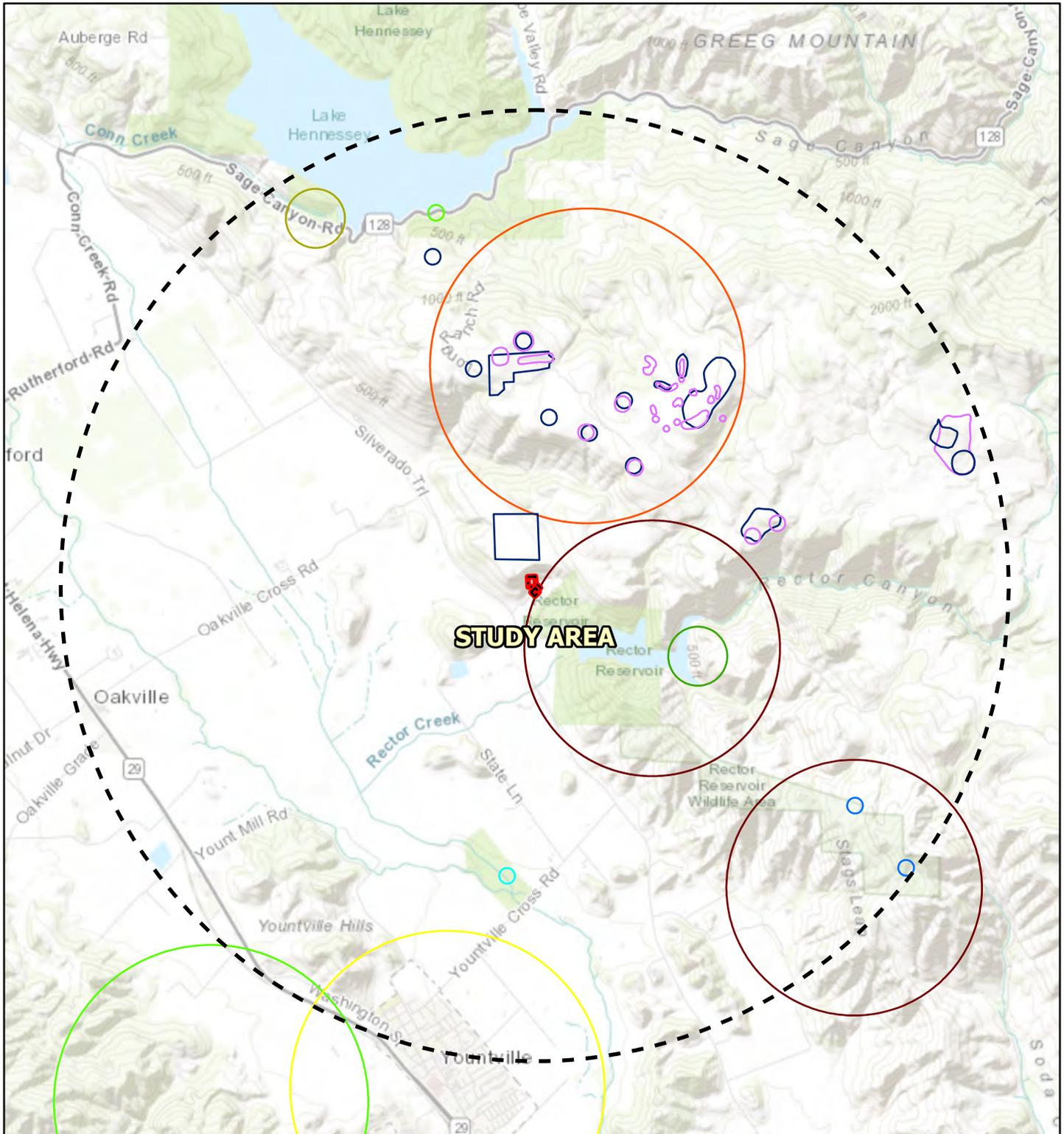
Ten species could not be ruled out based on the factors above and are considered in this analysis. These include:

Species	CNPS/State/Fed*	Low Elev	High Elev
<i>Amorpha californica</i> var. <i>napensis</i>	1B.2/None/None	165	6560
<i>Amsinckia lunaris</i>	1B.2/None/None	10	1640
<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i>	1B.1/None/None	245	1215
<i>Brodiaea leptandra</i>	1B.2/None/None	360	3000
<i>Ceanothus confusus</i>	1B.1/None/None	245	3495
<i>Erigeron biolettii</i>	3/None/None	100	3610
<i>Layia septentrionalis</i>	1B.2/None/None	330	3595
<i>Leptosiphon jepsonii</i>	1B.2/None/None	330	1640
<i>Micropus amphibolus</i>	3.2/None/None	150	2705
<i>Trichostema ruygtii</i>	1B.2/None/None	100	2230

**\*Status Codes**

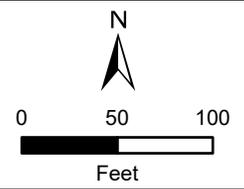
- 1B** - Plants rare, threatened, or endangered in California and elsewhere
- 2B** - Plants rare, threatened, or endangered in California but more common elsewhere
- 3** - Review List: Plants about which more information is needed
- CE** - California listed as Endangered
- CR** - California listed as Rare
- CT** - California listed at Threatened
- FE** - Federally listed as Endangered

The approximate locations of reported occurrences of special-status plants within a 5-mile radius of the Study Area is shown in Figure 4a, and Figure 4b for special-status animals.



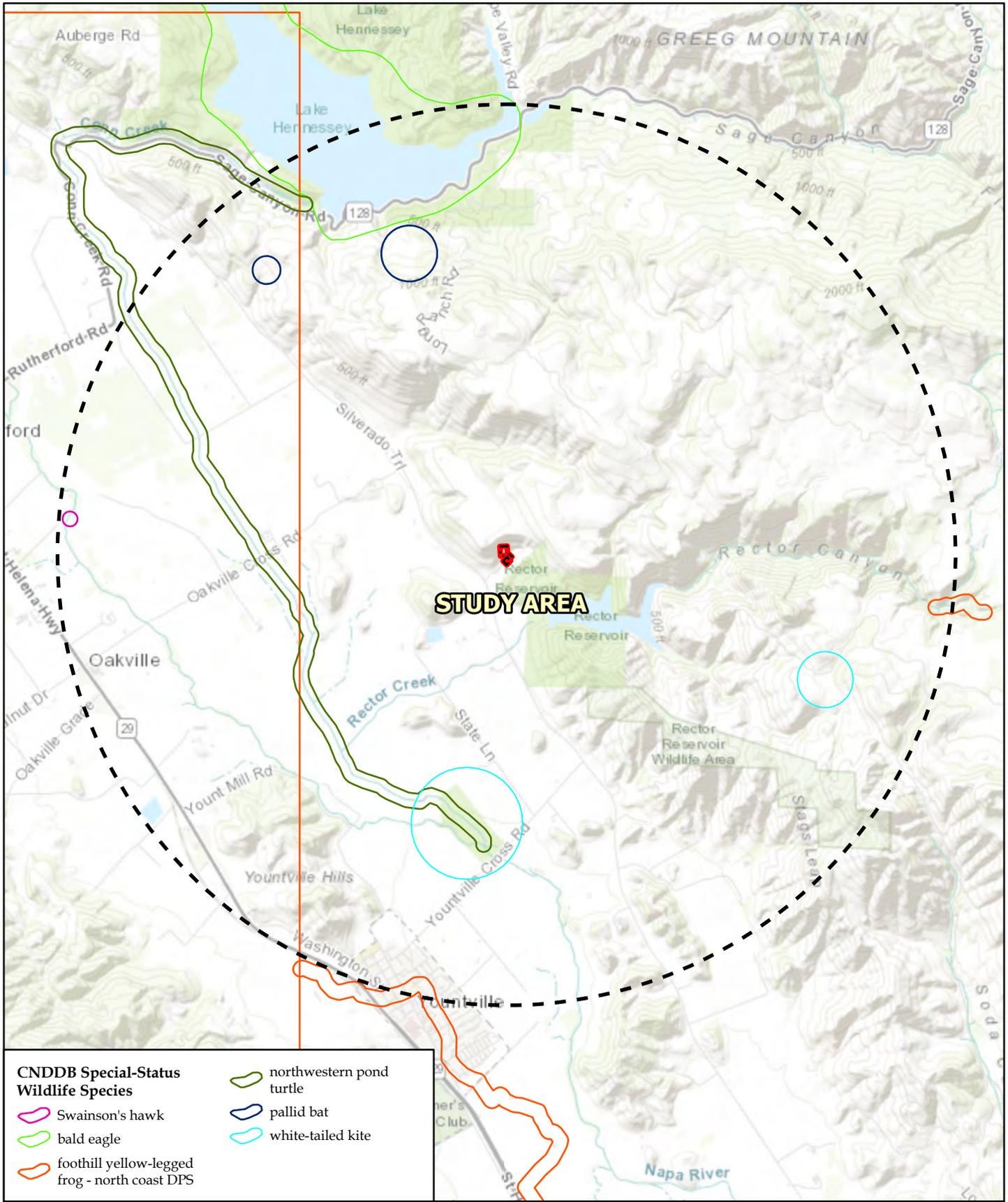
**CNDDDB Special-Status Plant Species**

- |  |  |   |
|--|--|---|
|  <i>Brodiaea leptandra</i>  |  <i>Eryngium jepsonii</i>         |  <i>Penstemon newberryi</i> var. <i>sonomensis</i> |
|  <i>Ceanothus purpureus</i> |  <i>Hesperolinon sharsmithiae</i> |  <i>Streptanthus hesperidis</i>                    |
|  <i>Erigeron greenei</i>    |  <i>Leptosiphon jepsonii</i>      |  <i>Trichostema ruygtii</i>                        |
|  |  <i>Limnanthes vincularis</i>     |   |



 Study Area (±3 acres)  
 3-Mile Radius

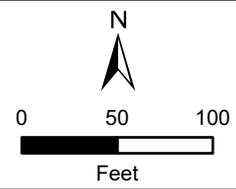
**Figure 4a**  
**CNDDDB OCCURRENCES MAP**  
 Vine Cliff Winery  
 Napa County, CA



**CNDDDB Special-Status Wildlife Species**

-  Swainson's hawk
-  bald eagle
-  foothill yellow-legged frog - north coast DPS

-  northwestern pond turtle
-  pallid bat
-  white-tailed kite



 Study Area (±3 acres)  
 3-Mile Radius

**Figure 4b**

**CNDDDB OCCURRENCES MAP**

Vine Cliff Winery  
 Napa County, CA



Core area of property looking northeast towards barrel storage area.  
*Photo date: June 29, 2024*



From above wine cave entrance looking south towards winery.  
*Photo date: June 29, 2024*



**Figure 5a**  
**SITE PHOTOS**  
*Vine Cliff Winery*  
Napa County, CA



Looking north toward wine cave entrance and oak woodland on hill above.  
*Photo date: June 29, 2024*



Looking along slope above wine cave and location of proposed crush pad.  
*Photo date: June 29, 2024*



**Figure 5b**

**SITE PHOTOS**

*Vine Cliff Winery*

Napa County, CA



Looking southwest down ephemeral stream in study area.  
*Photo date: June 29, 2024*



Culvert that carries water from ephemeral stream under paved area towards pond.  
*Photo date: June 29, 2024*



**Figure 5c**

**SITE PHOTOS**

*Vine Cliff Winery*

Napa County, CA

### *Special-Status Animals*

Queries of the CNDDDB and IPaC databases resulted in 20 regionally occurring special status animal species. Below are the species and their regulatory status.

<b>Species</b>	<b>State/Fed Status*</b>
<u>Mammals</u>	
American badger / <i>Taxidea taxus</i>	SSC/-
Pallid bat / <i>Antrozous pallidus</i>	SSC/-
Townsend's big-eared bat / <i>Corynorhinus townsendii</i>	SSC/-
 <u>Birds</u>	
Bald eagle / <i>Haliaeetus leucocephalus</i>	CE/-
Bank swallow / <i>Riparia riparia</i>	CT/-
Black swift / <i>Cypseloides niger</i>	SSC/-
Northern spotted owl / <i>Strix occidentalis caurina</i>	CT/FT
Purple martin / <i>Progne subis</i>	SSC/-
Saltmarsh common yellowthroat / <i>Geothlypis trichas sinuosa</i>	SSC/-
Swainson's hawk / <i>Buteo swainsoni</i>	CT/-
White-tailed kite / <i>Elanus leucurus</i>	CFP/-
 <u>Fish</u>	
Longfin smelt / <i>Spirinchus thaleichthys</i>	CT/PE
Steelhead - central California coast DPS / <i>Oncorhynchus mykiss irideus pop. 8</i>	CT/SSC
 <u>Amphibians</u>	
California giant salamander / <i>Dicamptodon ensatus</i>	SSC/-
California red-legged frog / <i>Rana draytonii</i>	CT/SSC
Foothill yellow-legged frog - north coast DPS <i>Rana boylei pop. 1</i>	SSC/-
Western pond turtle / <i>Emys marmorata</i>	SSC/FPT
Red-bellied newt / <i>Taricha rivularis</i>	SSC/-
 <u>Invertebrates</u>	
Conservancy fairy / <i>Shrimp Branchinecta conservatio</i>	-/FE
Monarch butterfly / <i>Danaus Plexippus</i>	-/FC
 <b>Status Codes*</b>	
<b>SSC</b> - California Species of Special Concern	
<b>CE</b> - California listed as Endangered	
<b>CT</b> - California listed at Threatened	
<b>CFP</b> - California Fully Protected	
<b>FE</b> - Federally listed as Endangered	
<b>FC</b> - Federal Candidate Species	
<b>FPT</b> - Federally Proposed Threatened	

Of the 20 potentially occurring animal species listed in Appendix C, six species were identified as occurring within the surrounding region (generally within a 5-mile radius of the Study Area) (Figure 4b). These six species include the following:

- Swainson's hawk (*Buteo swainsoni*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Pallid bat (*Antrozous pallidus*)
- Western pond turtle (*Emys marmorata*)
- Foothill yellow-legged frog – south Sierra DPS (*Rana boylei*)
- White-tailed kite (*Elanus leucurus*)

Each of these species was evaluated for consideration of occurrence in the study area. Of the three mammals, the badger may pass through the area but the nearest denning area would be well away from the winery in the open lands surrounding the site. The two bat species require specialized habitat for roosting which is not present in the study area. There are no abandon structures and the existing cave has no entrance for regular ingress and egress of the flying mammals.

The site has marginal bird nesting habitat, particularly up above the cave entrance on the undeveloped hillside. Smaller birds such as the purple martin may nest closer to the winery, particularly around the ornamental pond however, the site is regularly occupied by people which would likely preclude nesting in that area. Other more common birds are a much higher possibility of utilizing the study area for nesting but it is highly unlikely that any special status bird species would nest in the study area.

There are no streams and therefore no fish would occur in the study area. The ornamental pond may support frogs but typically, year-round ponds support predatory species such as bullfrogs and therefore, the California red-legged frog would not occupy this type of pond. The foothill yellow legged frog is a stream species and the ephemeral stream onsite has a very short duration of flow is not frog habitat. Salamanders and newts may occur in the region but would not reside in the study area because of the lack of mesic habitat. The pond and its shoreline provided marginal opportunities for these species. The pond will not be altered by the proposed project.

The conservancy fairy shrimp occurs in vernal pools which are not present in the area. And the Monarch butterfly requires milkweed (*Asclepias* spp.) which, due to the very small area of natural habitat, would not be present in a large enough area to support the species.

## RECOMMENDATIONS

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### **Aquatic Resources**

One aquatic resource was found on the site, an ephemeral stream. It is recommended that this aquatic resource be avoided in the design of the tentative parcel map. If avoidance is not possible, minimization of impacts to the extent practicable is recommended. If impacts occur, it will be necessary to prepare an aquatic resources delineation for the U.S. Army Corps of Engineers (Corps). If the Corps takes jurisdiction and considers the feature a waters of the U.S., they will require a permit to comply with Section 404 of the Clean Water Act (CWA). A water quality certification will also be required from the State Water Resource Control Board to comply with Section 401 of the CWA.

The ornamental pond is an aquatic resource but is not a natural feature and was constructed as part of the winery and is maintained through human control of valves and therefore, is not regulated by the resource agencies.

### **Streams, Pond, and Riparian Habitat**

The study area contains an ephemeral stream that does not support riparian vegetation. If the bed or bank of this drainage is altered, the California Department of Fish and Wildlife should be consulted to determine if a Lake and Streambed Alteration Agreement (1602) permit would be required. The ornamental pond is a landscape feature and therefore, would not be regulated by the resource agencies.

### **Trees**

Removal of oak trees within the Study Area is subject to the requirements of the Napa County Planning Division.

### **Special-Status Plants**

We have identified 33 regional occurring special status plants that were considered for this project. Twenty-three of them can be eliminated by elevation or substrate and the remaining ten were considered for this site. Each of the ten were considered based on micro habitat and probability of occurrence and each one is ruled out, primarily based on visual observation of the habitat and the very small footprint of the study area. A formal rare plant survey is not recommended.

### **Special-Status Animal**

Twenty regionally-occurring special status animals were identified through the database queries. Most are eliminated from potential occurrence by the small size of the study area and its proximity to active human uses. The oak woodland provided nesting potential for special status bird species and the ornamental pond may support the western pond turtle. In general, the study area does not provide habitat for sensitive animal species.

### **Nesting Birds**

The study area has bird nesting potential in the vegetated areas of the site. Most nesting birds are protected by the Migratory Bird Treaty Act (16 U.S.C. 703-712;

MBTA) administered by the U.S. Fish and Wildlife Service (Division of Migratory Bird Management). The MBTA makes it unlawful, unless expressly authorized by permit pursuant to federal regulations, to “pursue, hunt, take, capture, kill, attempt to take, capture or kill, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird.”

The California Fish and Game Code (CFGC) §3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the take, possession, or needless destruction of any nests, eggs or birds in the orders Falconiformes (new world vultures, hawks, eagles, ospreys and falcons, among others) or Strigiformes (owls); §3511 prohibits the take or possession of fully protected birds; and §3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Most birds are protected under the MBTA and CFGC except for several nonnative species.

If ground disturbance activities take place during the breeding/nesting season (February through August), disturbance of nesting activities could occur. Thus, a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed activities. If active nests are found on or immediately adjacent to the site, a nest avoidance plan shall be implemented with approval from Napa County if the County requests, CDFW. The avoidance plan shall include appropriate buffers to the nest(s), and a qualified biologist should monitor the nest(s) and project activities to ensure no harm or agitation affects the nestlings. Once the birds have fledged, there is no longer a need for the buffer, and project activities could then proceed. If no nesting is found to occur, necessary tree and shrub removal could then proceed.

It is recommended that prior to the planned removal of the oak tree, a biologist will survey the tree to determine if nesting birds or roosting bats are present.

## REFERENCES AND OTHER RESOURCES

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**Appendix A.**  
**Plant Species Observed Within the Vine Cliff Winery Study Area**

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## Appendix A

### Plants Observed

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#### Angiosperms - Dicots

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##### **Anacardiaceae - Cashew or Sumac Family**

*Toxicodendron diversilobum* Western poison-oak

##### **Apiaceae (Umbelliferae) - Carrot Family**

\**Torilis arvensis* Field hedgeparsley

##### **Asteraceae (Compositae) - Sunflower Family**

\**Carduus pycnocephalus* Italian thistle  
 \**Centaurea solstitialis* Yellow starthistle  
 \**Silybum marianum* Milk thistle  
*Wyethia angustifolia* Narrowleaf mule's-ears  
*Wyethia glabra* Green mules ears

##### **Brassicaceae (Cruciferae) - Mustard Family**

\**Hirschfeldia incana* Short-podded mustard

##### **Caprifoliaceae - Honeysuckle Family**

*Symphoricarpos albus* var. *laevigatus* Common snowberry

##### **Ericaceae - Heath Family**

*Arbutus menziesii* Madrone  
*Arctostaphylos manzanita* Common manzanita

##### **Fabaceae (Leguminosae) - Legume Family**

\**Trifolium hirtum* Rose clover

##### **Fagaceae - Oak Family**

*Quercus agrifolia* Coast live oak  
*Quercus douglasii* Blue oak

##### **Oleaceae - Olive Family**

\**Olea europaea* Olive

##### **Phrymaceae - Lopseed Family**

*Diplacus aurantiacus* Orange bush monkeyflower

##### **Plantaginaceae - Plantain Family**

\**Plantago lanceolata* English plantain

##### **Rosaceae - Rose Family**

*Heteromeles arbutifolia* Toyon

##### **Rubiaceae - Madder Family**

*Galium* sp. Bedstraw

##### **Sapindaceae - Soapberry Family**

*Aesculus californica* California buckeye

#### Angiosperms - Monocots

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##### **Poaceae (Gramineae) - Grass Family**

\**Avena fatua* Wild oat  
 \**Bromus diandrus* Ripgut grass

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\* Indicates a non-native species

*Elymus glaucus*  
*Stipa pulchra*

Blue wildrye  
Purple needlegrass

**Appendix B**  
**California Natural Diversity Database Query of Special-Status Plants for the Vine Cliff**  
**Winery Region**



# Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad (Yountville (3812243) OR Napa (3812233) OR Rutherford (3812244) OR St. Helena (3812254)) AND Taxonomic Group (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	PMLIL021R1	None	None	G4G5T2	S2	1B.2
<i>Amorpha californica</i> var. <i>napensis</i> Napa false indigo	PDFAB08012	None	None	G4T2	S2	1B.2
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	PDBOR01070	None	None	G3	S3	1B.2
<i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i> Rincon Ridge manzanita	PDERI041G4	None	None	G3T1	S1	1B.1
<i>Astragalus claranus</i> Clara Hunt's milk-vetch	PDFAB0F240	Endangered	Endangered	G1	S1	1B.1
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
<i>Brodiaea leptandra</i> narrow-anthered brodiaea	PMLIL0C022	None	None	G3?	S3?	1B.2
<i>Castilleja ambigua</i> var. <i>meadii</i> Mead's owls-clover	PDSCR0D404	None	None	G4T1	S1	1B.1
<i>Ceanothus confusus</i> Rincon Ridge ceanothus	PDRHA04220	None	None	G1	S1	1B.1
<i>Ceanothus divergens</i> Calistoga ceanothus	PDRHA04240	None	None	G2	S2	1B.2
<i>Ceanothus purpureus</i> holly-leaved ceanothus	PDRHA04160	None	None	G2	S2	1B.2
<i>Ceanothus sonomensis</i> Sonoma ceanothus	PDRHA04420	None	None	G2	S2	1B.2
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Erigeron greenei</i> Greene's narrow-leaved daisy	PDAST3M5G0	None	None	G2?	S2?	1B.2
<i>Eryngium jepsonii</i> Jepson's coyote-thistle	PDAP10Z130	None	None	G2	S2	1B.2
<i>Extriplex joaquinana</i> San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
<i>Hesperolinon sharsmithiae</i> Sharsmith's western flax	PDLIN010E0	None	None	G2Q	S2	1B.2
<i>Lasthenia conjugens</i> Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1



**Selected Elements by Scientific Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Lathyrus jepsonii</i> var. <i>jepsonii</i></b> Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
<b><i>Layia septentrionalis</i></b> Colusa layia	PDAST5N0F0	None	None	G2	S2	1B.2
<b><i>Leptosiphon jepsonii</i></b> Jepson's leptosiphon	PDPLM09140	None	None	G2G3	S2S3	1B.2
<b><i>Lilaeopsis masonii</i></b> Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
<b><i>Limnanthes vincularis</i></b> Sebastopol meadowfoam	PDLIM02090	Endangered	Endangered	G1	S1	1B.1
<b><i>Lupinus sericatus</i></b> Cobb Mountain lupine	PDFAB2B3J0	None	None	G2?	S2?	1B.2
<b><i>Navarretia leucocephala</i> ssp. <i>bakeri</i></b> Baker's navarretia	PDPLM0C0E1	None	None	G4T2	S2	1B.1
<b><i>Navarretia leucocephala</i> ssp. <i>pauciflora</i></b> few-flowered navarretia	PDPLM0C0E4	Endangered	Threatened	G4T1	S1	1B.1
<b><i>Penstemon newberryi</i> var. <i>sonomensis</i></b> Sonoma beardtongue	PDSCR1L483	None	None	G4T3	S3	1B.3
<b><i>Sagittaria sanfordii</i></b> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<b><i>Sidalcea oregana</i> ssp. <i>hydrophila</i></b> marsh checkerbloom	PDMAL110K2	None	None	G5T2	S2	1B.2
<b><i>Streptanthus hesperidis</i></b> green jewelflower	PDBRA2G510	None	None	G2G3	S2S3	1B.2
<b><i>Symphotrichum lentum</i></b> Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
<b><i>Trichostema ruygtii</i></b> Napa bluecurls	PDLAM220H0	None	None	G1G2	S2	1B.2
<b><i>Trifolium amoenum</i></b> two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
<b><i>Trifolium hydrophilum</i></b> saline clover	PDFAB400R5	None	None	G2	S2	1B.2

**Record Count: 34**

**Appendix C**  
**California Natural Diversity Database and IPaC Queries of Special-Status Animals for the**  
**Vine Cliff Winery Region**



**Selected Elements by Common Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



**Query Criteria:** Quad (Yountville (3812243) OR Napa (3812233) OR Rutherford (3812244) OR St. Helena (3812254)) AND Taxonomic Group (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Crustaceans OR Insects)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>American badger</b> <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
<b>An isopod</b> <i>Calasellus californicus</i>	ICMAL34010	None	None	G2	S3	
<b>bald eagle</b> <i>Haliaeetus leucocephalus</i>	ABNKC10010	Delisted	Endangered	G5	S3	FP
<b>bank swallow</b> <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S3	
<b>black swift</b> <i>Cypseloides niger</i>	ABNUA01010	None	None	G4	S3	SSC
<b>black-crowned night heron</b> <i>Nycticorax nycticorax</i>	ABNGA11010	None	None	G5	S4	
<b>California freshwater shrimp</b> <i>Syncares pacifica</i>	ICMAL27010	Endangered	Endangered	G2	S2	
<b>California giant salamander</b> <i>Dicamptodon ensatus</i>	AAAAH01020	None	None	G2G3	S2S3	SSC
<b>California red-legged frog</b> <i>Rana draytonii</i>	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<b>Cowan's amphipod</b> <i>Stygobromus cowani</i>	ICMAL05D70	None	None	G1	S1	
<b>double-crested cormorant</b> <i>Nannopterum auritum</i>	ABNFD01020	None	None	G5	S4	WL
<b>foothill yellow-legged frog - north coast DPS</b> <i>Rana boylei pop. 1</i>	AAABH01051	None	None	G3T4	S4	SSC
<b>great blue heron</b> <i>Ardea herodias</i>	ABNGA04010	None	None	G5	S4	
<b>great egret</b> <i>Ardea alba</i>	ABNGA04040	None	None	G5	S4	
<b>longfin smelt</b> <i>Spirinchus thaleichthys</i>	AFCHB03010	Proposed Endangered	Threatened	G5	S1	
<b>North American porcupine</b> <i>Erethizon dorsatum</i>	AMAFJ01010	None	None	G5	S3	
<b>obscure bumble bee</b> <i>Bombus caliginosus</i>	IIHYM24380	None	None	G2G3	S1S2	
<b>pallid bat</b> <i>Antrozous pallidus</i>	AMACC10010	None	None	G4	S3	SSC



**Selected Elements by Common Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>purple martin</b> <i>Progne subis</i>	ABPAU01010	None	None	G5	S3	SSC
<b>red-bellied newt</b> <i>Taricha rivularis</i>	AAAAF02020	None	None	G2	S2	SSC
<b>saltmarsh common yellowthroat</b> <i>Geothlypis trichas sinuosa</i>	ABPBX1201A	None	None	G5T3	S3	SSC
<b>San Francisco Bay Area leaf-cutter bee</b> <i>Trachusa gummifera</i>	IIHYM80010	None	None	G1	S1	
<b>steelhead - central California coast DPS</b> <i>Oncorhynchus mykiss irideus pop. 8</i>	AFCHA0209G	Threatened	None	G5T3Q	S3	SSC
<b>Swainson's hawk</b> <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
<b>Townsend's big-eared bat</b> <i>Corynorhinus townsendii</i>	AMACC08010	None	None	G4	S2	SSC
<b>western bumble bee</b> <i>Bombus occidentalis</i>	IIHYM24252	None	Candidate Endangered	G3	S1	
<b>western pond turtle</b> <i>Emys marmorata</i>	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
<b>western ridged mussel</b> <i>Gonidea angulata</i>	IMBIV19010	None	None	G3	S2	
<b>white-tailed kite</b> <i>Elanus leucurus</i>	ABNKC06010	None	None	G5	S3S4	FP

**Record Count: 29**



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Sacramento Fish And Wildlife Office  
Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846  
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:

06/26/2024 18:28:56 UTC

Project Code: 2024-0109224

Project Name: Vine Cliff Winery

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Sacramento Fish And Wildlife Office**

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

## PROJECT SUMMARY

Project Code: 2024-0109224  
Project Name: Vine Cliff Winery  
Project Type: Commercial Development  
Project Description: Wine cave construction  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.4468248,-122.35168239122078,14z>



Counties: Napa County, California

## ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**BIRDS**

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1123">https://ecos.fws.gov/ecp/species/1123</a>	Threatened

**REPTILES**

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/1111">https://ecos.fws.gov/ecp/species/1111</a>	Proposed Threatened

**AMPHIBIANS**

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/2891">https://ecos.fws.gov/ecp/species/2891</a>	Threatened

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

**CRUSTACEANS**

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8246">https://ecos.fws.gov/ecp/species/8246</a>	Endangered

**FLOWERING PLANTS**

NAME	STATUS
Contra Costa Goldfields <i>Lasthenia conjugens</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/7058">https://ecos.fws.gov/ecp/species/7058</a>	Endangered
Few-flowered Navarretia <i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> (=N. <i>pauciflora</i> ) No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/8242">https://ecos.fws.gov/ecp/species/8242</a>	Endangered
Sebastopol Meadowfoam <i>Limnanthes vinculans</i>	Endangered

NAME

STATUS

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No critical habitat has been designated for this species.

Species profile: <https://ecos.fws.gov/ecp/species/404>

## **CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: County of Napa  
Name: Loren Clark  
Address: 2280 Grass Valley Highway #306  
City: Auburn  
State: CA  
Zip: 95603  
Email: lclark@salixinc.com  
Phone: 5303680906

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: County of Napa



September 16, 2024

Willis Blakewell  
Blakewell Consulting  
c/o Vine Cliff Winery  
7400 Silverado Trail  
Napa, CA 94558

Subject: Response to Napa County questions on Biological Resources Assessment for the proposed Vine Cliff Winery Wine Cave, 7400 Silverado Trail, Napa County, P24-00191; Vine Cliff – Minor Mod

Dear Mr. Blakewell:

In response to questions raised by Napa County on our Biological Resources Assessment document submitted in June, 2024, I am providing this additional information to address the Napa County questions.

From the Napa County Application Status letter dated August 23, 2024, the Conservation header requires three points. Each is addressed below.

Conservation

1. Please provide an addendum to the Biological Resources Assessment that includes a vegetation map that identifies plant communities throughout the study area based upon findings from the biological reconnaissance survey to support or correct the designation.

The Study Area as shown in Figure 2 of the Biological Resources Assessment Report is three acres in size. The area above the wine cave is natural ground and nearly all oak woodland. There is a small area of oak woodland in the central area and the remainder is all within the developed winery footprint. The attached Exhibit 1 illustrates the oak woodland areas and the winery areas.

2. The California Natural Diversity Database has identified areas within the southeastern sections of the project site as potential habitat for the Sonoma beardtongue (*penstemon newberryi* var. *sonomensis*). Please address this species in the addendum.

Sonoma beardtongue (*Penstemon newberryi* var. *sonomensis*) was not addressed more specifically because it is not present in the study area. It occurs on rocky outcrops and talus slopes at higher elevations. It blooms from June to August and has showy dark rose-purple flowers and would have been noticeable if present. It was not observed in the study area. Below is a photo of this showy plant.



3. The California Department of Fish and Wildlife has identified the project site as an area of Conservation Planning Linkages. As such, please address wildlife corridors in the addendum to the Biological Resources Assessment.

The project does not modify any existing linkages because of the minimal grading and where that grading occurs associated with this project application. Exhibit 2 shows where the minimal grading will occur and its association with the existing winery. No wildlife corridor or linkage will be affected by these changes.

### Oaks to be Removed

One oak tree will be removed for this project (see Exhibit 2 for location). The oak tree is near the wine cave. It is small and adjacent to a few other oaks. This tree would be on the edge of the oak woodland habitat because of the woodland continuity to the larger habitat.



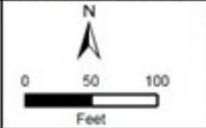
If additional information is needed, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Glazner". The signature is written in a cursive, flowing style.

Jeff Glazner  
Principal

cc: Kirsten Shinnamon Baker,



 Study Area (±5 acres)

Imagery Source:  
Google Earth (08/2023)

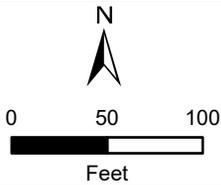
Exhibit 1

**Land Cover**  
Vine Cliff Winery  
Napa County, CA



(1) oak tree to be removed

areas of disturbance



Study Area (±3 acres)

Imagery Source:  
Google Earth (08/2023)

Figure 2

**AERIAL MAP**  
*Vine Cliff Winery*  
Napa County, CA