

MUSCI NATURAL RESOURCE ASSESSMENT1130 CAYETANO COURT NAPA CA 94559-4199
musci@musci.com707.257.2487
www.musci.com**CEJA VINEYARDS WINERY****FOCUSED BIOLOGICAL REVIEW****1016 LAS AMIGAS ROAD, NAPA COUNTY
(APN 047-240-037-000)****(MUSCI JOB# LTR-10-137)**

... 12 APRIL 2010 ...

This review presents summary information on sensitive wildlife and plant species reported generally near the existing vineyard operation at 1016 Las Amigas Road in the Carneros area of Napa County (APN 047-240-037-000) (see Existing Site, Drawing 1), a portion of which is proposed for conversion to winery operations (see Proposed Site, Drawing 2). The purpose of this review is to consider whether significant biological resources identified as a matter of concern by Napa County may occur within the project area.

PROJECT DESCRIPTION

The project is a winery structure with associated structures and improved access within the area indicated on the Proposed Site diagram. The project proposes to remove existing vineyard within the area of activity and improve access along established routes leading to Las Amigas Road. The project does not propose modification or destruction of native vegetation. The project is confined to an area already significantly altered and adversely impacted by intensive agricultural activities.

FIELD REVIEW

A field review was conducted on 9 February 2010 and 22 March 2010 by Stephen P. Rae, PhD of MUSCI. The evaluated area encompasses the southern portion of the parcel including the area proposed for activities (see Proposed Site, Drawing 2). Field reviews did not include plant collections or systematic animal observations. Protocol surveys for animal and plant species were not conducted because of the absence of suitable habitat for animal nesting and native sensitive plants.

SITE DESCRIPTION

The site consists of existing vineyard and structures (see Site View, Image 1) with an absence of native vegetation within the area proposed for activity. There has been a long history of intensive agriculture with associated supporting activities, including vehicular access and construction and installation of structures.

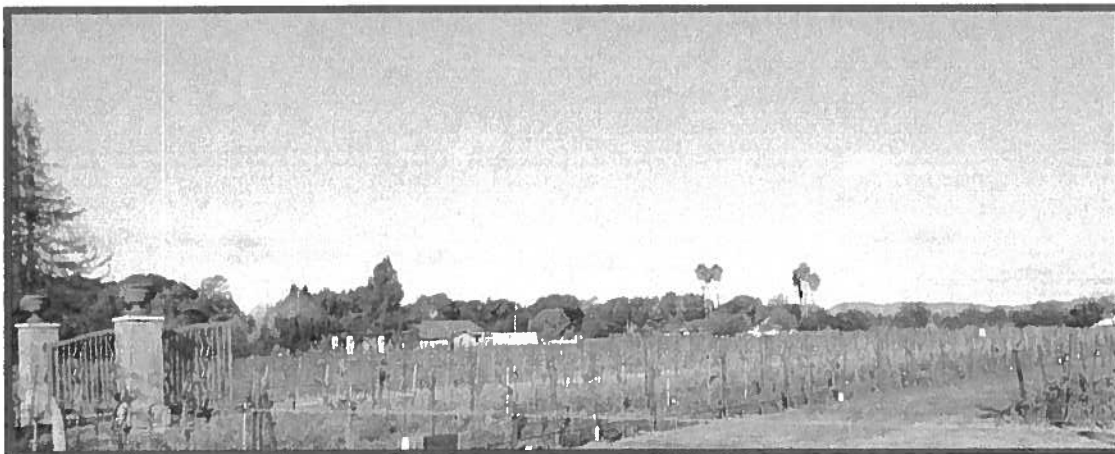


IMAGE 1: SITE VIEW

[View from Las Amigas Road to the northwest. Note existing structure in mid-view]

BIOLOGICAL RESOURCES OF CONCERN IN THE AREA

Polygonum marinense (Marin Knotweed). Reported from coast marshes and swamps, especially those defined by brackish or salt water, this plant is known from the Carneros area but cannot occur within or contiguous to the project site due to the absence of suitable habitat. There is no habitat available for the species.

Trifolium amoenum (Showy Indian Clover). Reported from valley and coastal scrub and grassland, this plant has been found in the southern reaches of Napa County within areas of grassland and woodlands with some disturbance. However, the degree of disturbance within and contiguous to the project site are different from reported occurrences. There is no habitat available for the species.

Pallid Bat. The bat has been reported in the southern reaches of Napa County associated with structures, especially those with limited occupation or seasonal use. The project site appears to support significant activities that may not promote use by the Pallid Bat. The available habitat is low value for nesting.

Golden Eagle. The eagle is known from this portion of Napa County. However, as a top of the pyramid predator it occurs throughout a large foraging area. It is known to roost and nest in larger trees providing opportunities to observe large foraging areas. It is also known to feed on small mammals and other animals living in marshes,

grasslands and brushfields. The site does not include significant marshes, grasslands or brushfields that could function as foraging areas. The largest trees in the area are significantly shorter than Eucalyptus trees to the east that provide preferred roosting opportunities. The available habitat is low value for forage and no value for roosting and nesting.

American Badger. Known from grassland areas the badger could be present if the land had not already been subjected to intensive agricultural management. The conversion of land to vineyard with its subsequent management practices and associated vehicular and storage activities would preclude badger residence. There is not sufficient available habitat for badger use.

CONSEQUENCES OF DEVELOPMENT

The proposed winery development project and associated parcel improvements would not have significant effects on the five species discussed above as the site in question is of little or no value currently to all of them.

SENSITIVE SPECIES

The extensive long-term vineyard management and associated land uses have reduced habitat complexity and plant species diversity. There is limited potential for encountering other sensitive species on the parcel.

RESOURCE-AT-RISK ISSUES

There are no resource-at-risk issues identified as a consequence of implementing the winery project. Therefore, there are no recommendations for mitigation.

CONCLUSIONS

There are no sensitive biological resources associated with the evaluated parcel.

RECOMMENDATION

There are no recommendations pertinent to sensitive species.



**STEPHEN P. RAE, Ph.D.
MANAGING PARTNER**

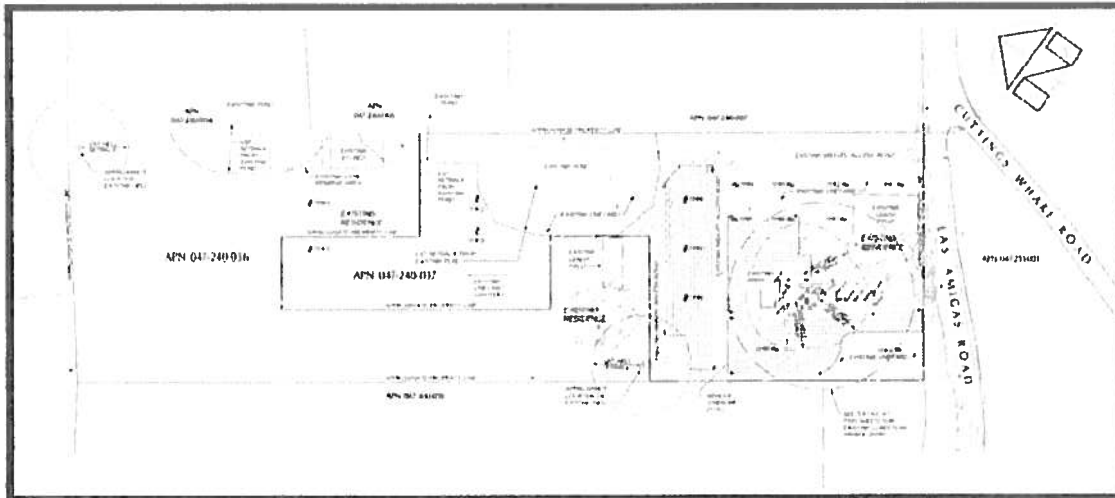


DIAGRAM 1: EXISTING SITE – CEJA VINEYARDS WINERY
[from Bartelt Engineering, Job 01-25, Sheet 1]

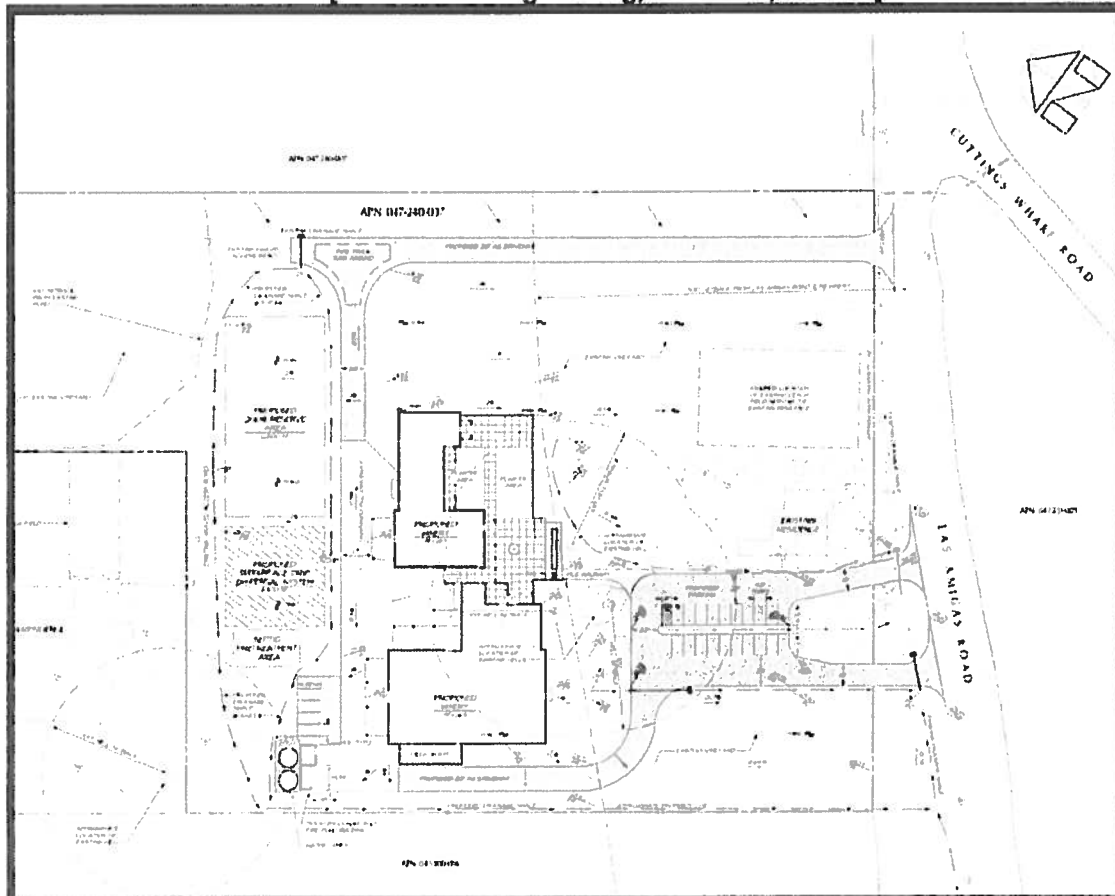


DIAGRAM 2: PROPOSED SITE -- WINERY DEVELOPMENT ACTIVITIES
[from Bartelt Engineering, Job 01-25, Sheet 2]

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**A CULTURAL RESOURCES EVALUATION OF
THE PROPOSED CEJA WINERY PROJECT, 1016
LAS AMIGAS ROAD, NAPA COUNTY,
CALIFORNIA.**



SUBMITTED BY: SALLY EVANS, ARCHAEOLOGICAL RESOURCE SERVICE

SUBMITTED FOR: ARMANDO CEJA, CEJA VINEYARDS, C/O BARTELT ENGINEERING

March 25, 2010

A.R.S. Project 10-009

PROJECT SUMMARY

Archaeological Resource Service was retained to conduct a cultural resource inventory of two parcels (APNs 047-240-036 & 037) totaling approximately 19.5-acres located at 1016 Las Amigas Road in the Cuttings Wharf area of Napa County, CA. The cultural resource inventory was done to determine the presence or absence of potentially significant cultural resources that have the potential to be affected by the construction of a winery and to provide further recommendations, if needed.

As part of the project, a literature search was conducted at the Northwest Information Center (NWIC) of the California Historic Resources Inventory Systems (CHRIS), a Sacred Lands File inventory was undertaken by the Native American Heritage Commission (NAHC), letters were sent to the Native American individuals/organizations on the list provided by the NAHC to notify them of the project and to solicit their comments and concerns about the project, and a field survey was conducted.

The literature review revealed the potential for a previously recorded Native American site, CA-Nap-33, to be located within the project area. However only a single artifact was found. Two structures built between 1916 and 1949 were also indentified. The isolated obsidian flake and the two structures are not potentially significant cultural resources and no further recommendations are warranted at this time. General recommendations have been provided in the event on an unanticipated discovery during excavation.