



California Department of Forestry and Fire Protection

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Bill Solinsky
CAL FIRE, Resource Management
P.O. Box 944246
Sacramento, CA 94244-2460

Subject: Notice of Preparation of a Draft Environmental Impact Report Le Colline Vineyard Conversion Project April 13, 2016

The California Department of Forestry and Fire Protection (CAL FIRE) is the Lead Agency and Napa County is a Responsible Agency for the preparation of an Environmental Impact Report (EIR) for the Le Colline Vineyard Conversion Project (Proposed Project) in compliance with the California Environmental Quality Act (CEQA). Consistent with CEQA Guidelines Section 15082, CAL FIRE, as Lead Agency, has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared. The purpose of the NOP is to describe the Proposed Project and potential environmental effects in order to allow agencies and interested parties to provide input on the scope and content of the EIR. A copy of this NOP and the figures referenced herein is provided on CAL FIRE's website: http://calfire.ca.gov/resource_mgt/resource_mgt_EPRP_PublicNotice.php. Comments on this NOP are due to CAL FIRE by 5:00 PM on May 13, 2016.

Project Summary

The purpose of the Proposed Project is to convert approximately 35 gross acres to 28 net acres of commercial vineyard with an additional 1.0 acre of disturbance that includes the construction of three new access driveways and improvement of an existing dirt trail. Therefore, the total project area will be 36± acres (Project Site). A Timberland Conversion Permit (TCP) is required for the Project Site, which triggers preparation of a CEQA document for the Proposed Project. Given the potential for environmental impacts, an Environmental Impact Report (EIR) is being prepared. A Napa County Erosion Control Plan (ECP) is also required for the Proposed Project. The environmental impacts of the TCP, the ECP, and the development of the vineyard on the Project Site will be evaluated against the CEQA baseline of the Project Site. In addition, a Timber Harvest Plan (THP) is being prepared concurrently for the harvest of the 32 gross acres and will be processed separately by CAL FIRE. The THP will be evaluated by CAL FIRE through a CEQA equivalent process consistent with the Forest Practice Rules. The EIR will include the THP, the TCP, and the ECP as attachments.

Project Location

The Project Site is located on an approximately 88.3-acre property within the un-sectioned portion of Township 8N Range 5W of the Mount Diablo Base and Meridian (MDBM). The property is comprised of four parcels identified as Napa County APNs 024-300-070, 024-300-071, 024-300-072, and 024-340-001. The property is located at 300 Cold Springs Road, just southeast of the Town of Angwin in northern Napa County, California, as shown in **Figure 1**.

Environmental Setting

Land uses in the vicinity of the property include rural residences, vineyards, wineries, and open space. Property elevations range from approximately 1,415 feet to 1,750 feet above mean sea level. Soils on the property are predominantly Forward gravelly loam and Kidd loam. The slopes on the Project Site range from 7 to 29 percent. The

property drains to the Conn Creek watershed, tributary to Lake Hennessey thence the Napa River. Conn Creek runs along the southwest property line. There are four county-definitional streams and three Class III watercourses on the property; setbacks have been provided from these drainages in accordance with the Napa County Conservation Regulations and Forest Practice Rules. A map of the Project Site is included as **Figures 2 and 3**.

As part of the EIR process, a report on the biological resources within the Project Site and immediate surrounding area has been prepared. The following habitats have been identified to date within the property: California Annual Grasslands Alliance, Mixed Oak Alliance, Douglas Fir Alliance, Chamise Alliance, Freshwater Wetland, Rock Outcrop, and Ponderosa Pine Alliance. One of the parcels includes a residence and associated landscaping. In addition, two special status plant species have been located within the property. Impacts to these habitats and special status species will be addressed in the EIR.

General Plan/Zoning Designations

The Project Site is zoned Agricultural Watershed (AW).

Project Description

The Proposed Project will convert approximately 32 acres of timberland and 4 acres of brush to a commercial vineyard within an 88.3-acre property. The 35± gross acres plus an additional 1.0 acre of road improvements result in a total Project Site of 36± acres. Within the Project Site, 28± net acres of vineyards will be planted within five vineyard blocks (**Figure 3**); vineyard blocks would be accessed via the existing driveway at Winding Way and the existing driveway off of Cold Springs Road. The vineyard blocks will include wine grape vines as well as internal farm avenues and space for vineyard maintenance operations; therefore, the net area of the vineyard will be approximately 28 acres. The establishment of the vineyard as part of the Proposed Project is consistent with the current Napa County zoning designation of Agricultural Watershed (AW).

The Project Site is not located within a Timberland Production Zone (TPZ). However, since the Proposed Project would convert “non-TPZ timberland to a non-timber growing use” through timberland operations in which “future timber harvests will be prevented or infeasible because of land occupancy and activities thereon,” a TCP and approval is required from CAL FIRE consistent with the Z’Berg-Nejedly Forest Practice Act (Division 4, Chapter 8, Public Resources Code) and California Forest Practice Rules (Title 14, California Code of Regulations). CAL FIRE will therefore be the CEQA Lead Agency on the EIR.

Harvested timber will be shipped to saw mills and ports in Northern California. All non-merchantable trees and vegetation would be removed, chipped, and/or burned on-site, consistent with CAL FIRE, Napa County, and San Francisco Bay Area Air Quality Management District standards. Suitable forest products such as sawlogs, firewood and wood chips will be marketed as is economically feasible. Wood products leaving the site would be transported in logging trucks. Material leaving the site would exit via Cold Springs Road and Winding Way. New internal farm roads would be limited to access between blocks; no new access points to county roads are required. As a result of implementation of the ECP and the Forest Practice Act, post-project sediment erosion conditions and peak hydrological runoff are projected to be below pre-project conditions; these aspects are detailed in the hydrological report and sediment report that have been prepared for the Proposed Project and will be included with the EIR as attachments.

Chapter 18.108 of the Napa County Code (Conservation Regulations) requires an ECP be prepared by a Licensed Civil Engineer for the Proposed Project and approved by Napa County because slopes on the Project Site are

greater than 5 percent. Consequently, Napa County will be a Responsible Agency for the EIR.

Environmental Factors Potentially Affected

Anticipated impacts of the Proposed Project on the following list of resource areas will be analyzed in the EIR per CEQA Guidelines (Title 14 CCR Division 6, Chapter 3). The impacts of the Proposed Project will be determined by evaluating against the CEQA baseline, which is the Project Site as it currently exists (prior to the THP).

Aesthetics: The Project Site is not visible by vehicles traveling on Cold Springs Road. However, the proposed vineyard may be visible from surrounding residences. An analysis of potential impacts to aesthetics from the Proposed Project will be provided in the EIR.

Agriculture and Forestry Resources: The impacts of the Proposed Project to these resources will be a primary subject of the EIR. An analysis of impacts to agricultural and forestry resources in the vicinity of the Project Site and local region will be included in the EIR.

Air Quality: Non-merchantable trees and vegetation will be removed, chipped, and/or burned on-site, consistent with Napa County and San Francisco Bay Area Air Quality Management District standards. An analysis of potential impacts to air quality from construction and operation of the Proposed Project will be provided in the EIR.

Biological Resources: An analysis of potential impacts to biological resources as a result of the construction and operation of the Proposed Project will be provided in the EIR.

Cultural Resources: A preliminary cultural resources survey of the Project Site did not identify any significant historic or cultural resources on the Project Site. One isolated projectile point made of obsidian and one isolated obsidian flake tool were located onsite, neither of which constitutes a significant historic or cultural resource. Further analysis of potential impacts to cultural resources as a result of the Proposed Project will be provided in the EIR.

Geology/Soils: An ECP is required to be prepared for the Proposed Project, which includes erosion control measures to be implemented during construction and operation of the vineyard. Further analysis of potential impacts to local geology/soils will be provided in the EIR.

Greenhouse Gas Emissions: An analysis of potential impacts due to the Proposed Project's greenhouse gas emissions attributed to construction, operation, and tree canopy removal will be provided in the EIR.

Hazards and Hazardous Materials: An analysis of hazards and hazardous materials as they pertain to construction and operation of the Proposed Project will be provided in the EIR.

Hydrology/Water Quality: The property is located in the Conn Creek watershed, a County-designated Sensitive Domestic Water Supply Drainage. An analysis of impacts from the Proposed Project to local hydrology and water quality will be provided in the EIR. Particular attention will be paid to the Napa River Section 303(d) standards. Groundwater from two existing wells will be the water source for the vineyard and will be discussed further in the EIR.

Land Use/Planning: No significant impacts are anticipated. As stated above, the Proposed Project would result in the development of a vineyard within the 36-acre Project Site, which is consistent with the current Napa County zoning designation, Agricultural Watershed. An analysis of impacts to land use/planning due to the Proposed Project

will be provided in the EIR.

Mineral Resources: No known mineral resources that are of State, regional, or local value are identified on or within the vicinity of the Proposed Project site, and therefore no significant impacts are anticipated. No further analysis will be provided in the EIR.

Noise: No significant impacts are anticipated. However, given the proximity of existing residences, an analysis of noise impacts to the Project Site and vicinity as a result of construction and operation of the Proposed Project will be provided in the EIR.

Population/Housing: The Proposed Project would not induce substantial population growth and would displace neither existing housing nor people; therefore, no significant impacts are anticipated. No further analysis will be provided in the EIR.

Public Services: The Proposed Project would not result in a substantial increase of demand on public services, and therefore no significant impacts are anticipated. No further analysis will be provided in the EIR.

Recreation: The Proposed Project would not include construction of any recreational facilities and would not increase the use of existing recreational facilities, and therefore no significant impacts are anticipated. No further analysis will be provided in the EIR.

Transportation/Traffic: Wood products leaving the site would be transported in logging trucks. Material leaving the site would exit via Cold Springs Road and Winding Way. New internal farm roads would be limited to access between blocks; no new access points to county roads are required. An analysis of transportation/traffic issues as they pertain to construction and operation of the Proposed Project, including the off-site hauling of logs due to the THP, will be provided in the EIR.

Utilities/Service Systems: The Proposed Project would not result in any additional demands on utilities and service systems. Groundwater will be pumped from existing on-site wells and serve as the irrigation water source, and no wastewater will be generated. Therefore, no significant impacts are anticipated, and no further analysis will be provided in the EIR.

Mandatory Findings of Significance: A complete analysis of mandatory findings of significance, including cumulative impacts of the Proposed Project, will be provided in the EIR.

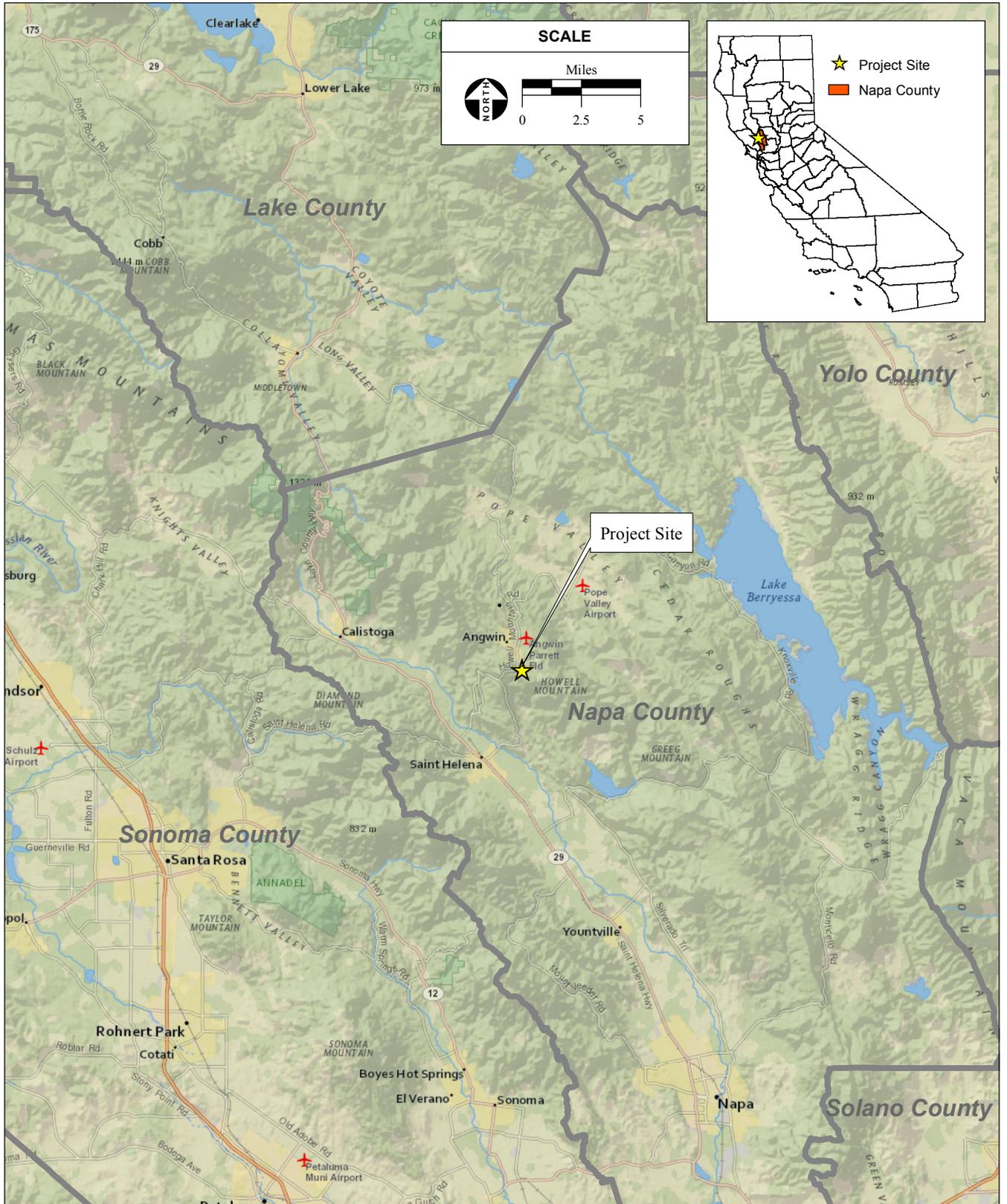
In order for comments to be considered, please submit written comments no later than **5:00 PM on May 13, 2016** to:

Bill Solinsky
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P.O. Box 944246
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Email: SacramentoPublicComment@fire.ca.gov

(Please include "Le Colline Vineyard" in subject line).

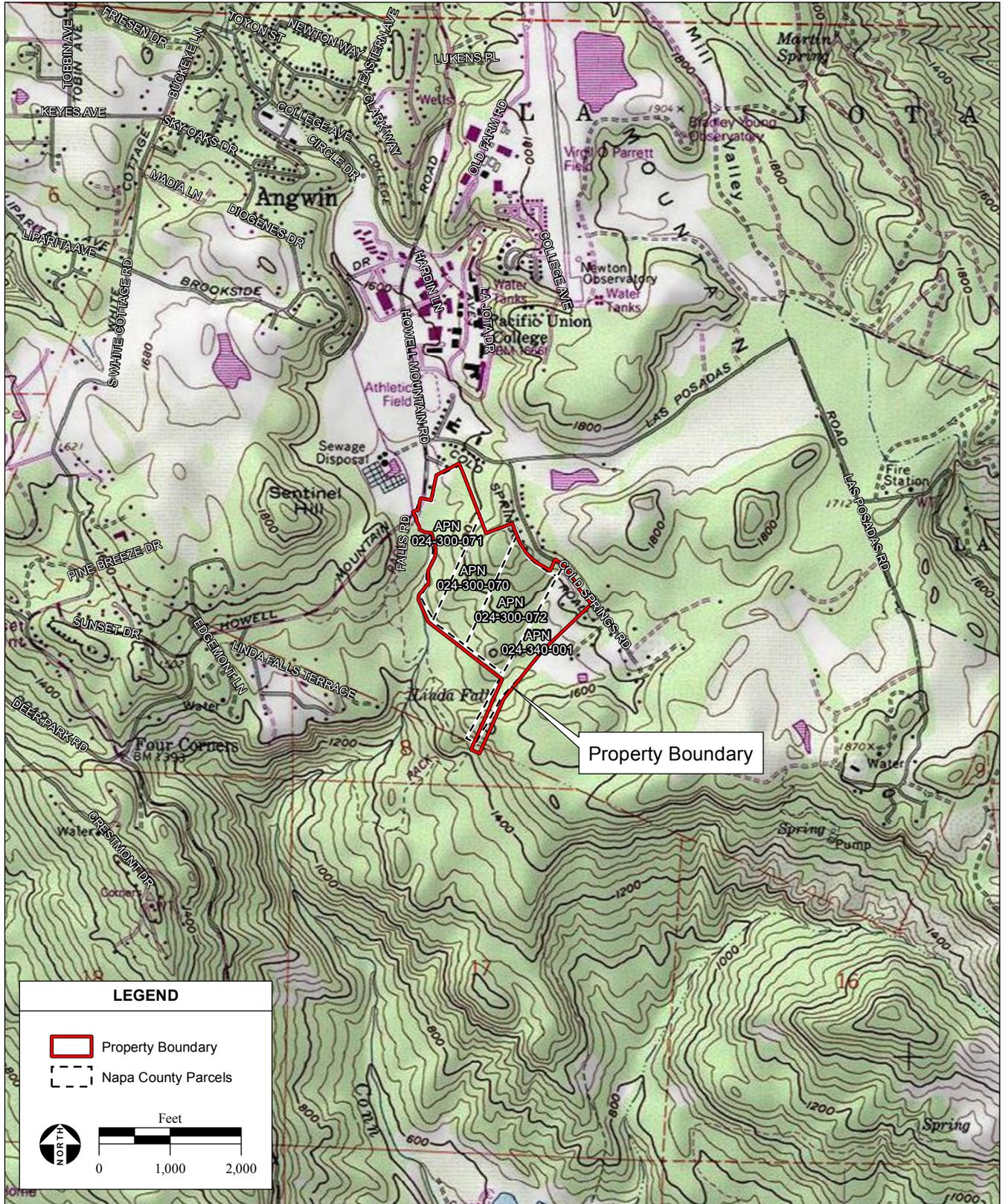
Comments by Fax will not be accepted.



SOURCE: NatGeo, 2015; AES, 2015

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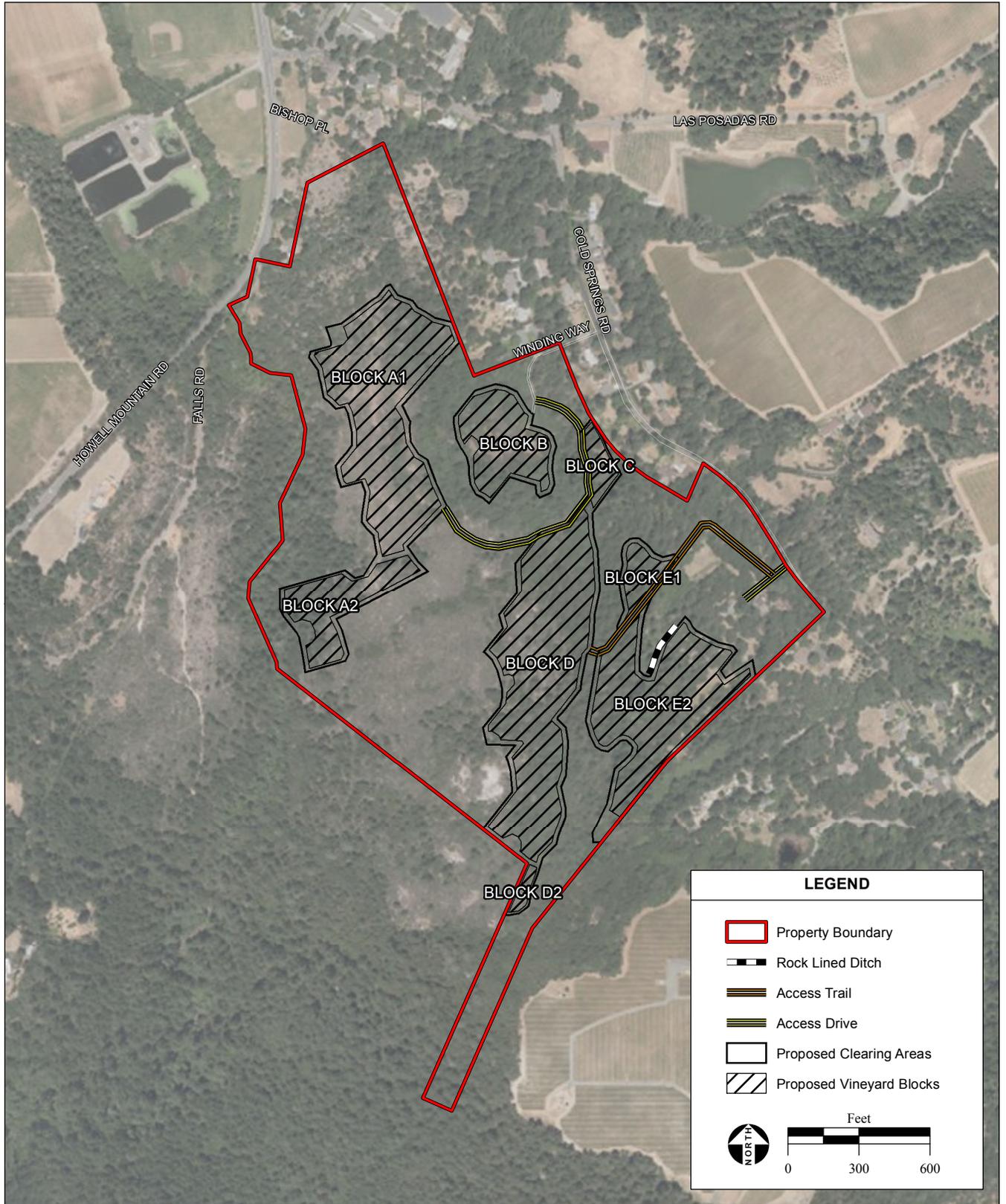
Figure 1
Regional Location



SOURCE: "Saint Helena, CA" USGS 7.5 Minute Topographic Quadrangle, T8N, R5W, Unsectioned Area of Saint Helena, Mt. Diablo Baseline & Meridian; ESRI Data, 2015; AES, 2015

Le Colline Vineyard Conversion Project NOP / 215503 ■

Figure 2
Site and Vicinity



SOURCE: Microsoft aerial photograph, 2/4/2012; Napa Valley Vineyard Engineering, Inc., 2015; ESRI Data, 2015; AES, 2015

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Figure 3
Project Site Boundary