

Notice of Completion - Project Description for P21-00331

The proposed project involves the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the abandonment of 0.04 acres of vineyard, replanting of 1.67 acres of existing approved vineyard (P08-00059), and conversion to vineyard of 9.96 gross acres (for a total disturbed acreage of 11.67 acres) within 4 vineyard blocks, located on an SFAP parcel with a combined acreage of 48.52 acres (i.e., project site) (**Figure 3**). Average slopes within the development range from gently to steeply sloped (4-45%), with 1.11 acres occurring on slopes over 30% confined to small areas within the vineyard blocks. There are of 23.6 acres of mixed oak woodland located on the parcel, consisting predominantly of live oaks, black and blue oaks. The project proposes to remove 2.38 acres of the mixed oak woodland; 1.62 acres removed from APN: 025-390-009 and 0.76 acres from APN: 025-380-016. The project proposes to permanently preserve 5.88 and 3.13 acres, including a 0.45-acre replanting area (total of 9.01 acres) of Oak woodland to achieve consistency with the Napa County Code (NCC) vegetation canopy preservation policy 18.108.020.D + E and newly adopted Bay Area Air Quality Management District (BAAQMD) requirements whereby projects must result in no net decrease in Greenhouse Gas (GHG) sequestration. A total of 4.24 acres are located on slopes less than 30% and outside of required water resource setbacks, and additional 6.03 acres are located on slopes between 30-50% (**Exhibit B-1**). A Report from a qualified Biologist was submitted by the applicant demonstrating how the proposed mitigation and replanting area provides the best water quality and biological resources protections (**Exhibit B-2**). Rock generated as a result of site preparation will be used to construct vineyard avenues or erosion control features (85%), stacked and stored on site (10%), or utilized as decorative landscaping features (5%). Temporary rock stockpiles and staging areas would be located inside of proposed clearing limits. No grading activities or ground disturbance would occur outside of the proposed clearing limits. The vineyard would be irrigated with water sourced from three (3) on-site reservoirs, which are filled utilizing an existing Diversion and Use of Water Permit #21024 (**Exhibit E**). Permit # 21024 was granted in 1997 by the State of California - California Environmental Protection Agency State Water Resources Control Board and permits the drawing of 25-acre feet per year (af/yr) of water between the months of December 15th to March 31st from an unnamed blue line stream located on the parcel. The proposed Block C is outside of the identified Place of Use Map for the Diversion and Use of Water Permit, as such the applicant will need to revise the Place of Use Map and Water Permit to include this vineyard block, or, if approval is not granted then the ECPA will be revised to remove Block C from the proposed vineyard development; this has been included as a Mitigation Measure (**HYDRO-1**). The project site is located with the Lake Hennessey Sensitive Domestic Water Supply drainage and, as such, the local water purveyor was contacted as part of the review process for this project (**Exhibit G**). The local water purveyor raised no issues or concerns regarding the proposed project. Irrigation and pipelines would be located in existing roadways, vineyard avenues and/or within the proposed clearing limits. Chemicals for vineyard development and maintenance will be stored off-site, while chemical mixing will occur in the

loading area by main line and cleaning/washing of chemical application equipment will occur inside one of the existing sheds (currently located within the proposed footprint of Block B and which will be relocated). Per the Hazards Materials Condition of Approval (**Section IX**) the new storage shed location will need to be more than 100 feet away from water sources. There is some existing wildlife exclusion fencing already located on the parcel, the project proposes to tie into the existing wildlife fencing and e_nclose the new vineyard blocks with deer fencing. (**Exhibit A**)