

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Dana Morrison, Supervising Planner PHONE: (707) 253-4437

STATE CLEARING HOUSE NUMBER: 2024070324

PROJECT TITLE: **Marineau Vineyard: Vineyard Conversion Agricultural Erosion Control Plan Section 17 #P22-00212-ECPX**

PROJECT LOCATION: Located in the Dutch Henry Creek watershed, on one parcel that comprises approximately 5.67 acres which is accessed from Silverado Trail approximately about 0.33 miles south of the intersection of Larkmead Lane and Silverado Trail, and approximately 2.9 miles south of the City of Calistoga: 4000 Silverado Trail, APN: 021-010-079 (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Track I ECPA Section 17 Exemption (new vineyard): conversion of 1.24 acres of non-native grassland and mixed oak woodland located on steep slopes (22-40%, average of 30%) to vineyard resulting in a total of 1.09 net vine acres. Per Ordinance No. 1438, Section 17 earthmoving activities associated with an agricultural project of five (5) acres or less on slope of less than 30% can utilize a one-time exemption whereby the project is required to comply with the Conservation Regulation in effect prior to the effective date of Ordinance No. 1438. As such, the project is exempt from the vegetation requirements of Napa County Code (NCC) Section 18.108.020. Approximately 45 trees, impacted by fire, would be removed as part of the proposed project. Per new Bay Area Air Quality District Management District policies in regards to Green House Gas (GHG) emissions, the project is required to result in no net decrease in sequestration capabilities. A GHG analysis was prepared for the project and demonstrated no net decrease in sequestration capabilities of the parcel as a result of the proposed project. While exempt from 18.108.020 the project does involve the removal of existing mapped oak woodland and, as such, the project must comply with General Plan Policy CON-24. The applicant has identified 2.34 acres of mapped oak woodland forest to be designated as a permanent preserve to meet the 2:1 preservation requirement of Policy CON-24. All temporary debris, vegetation, soil and soil amendment stockpiles and storage areas, if needed, will be located within the proposed vineyard development area and clearing limits. The proposed vineyard would be irrigated with approximately 0.46 acre-feet (AF) of groundwater annually (reducing to 0.31 AF annually once the vineyard is established) from one existing well located adjacent to the proposed vineyard block. Irrigation pipelines would be located within the proposed development area, with the exception of the main line that would connect the groundwater well to the proposed development area.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P22-00212-ECPA

APPLICANT NAME: Sebastien Marineua-Mes
ADDRESS: 619 Diamond Street, San Francisco CA 94114

PHONE: 408 705 0076

REPRESENTATIVE: HD Vine – C/O Coda Rainsford
ADDRESS: 2778 Royal Oak Place, Santa Rosa, Ca 95403

PHONE: 707 533-3511


This is to advise that the Napa County Conservation, Development and Planning Department as Lead Agency Responsible Agency has approved the above-described project on August 13, 2024 and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.

5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: 
D. Morrison for: Brian D Bordona, Director

DATE: August 13, 2024

TITLE: Supervising Planner