

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 Napa County Clerk
P.O. Box 3044 900 Coombs St
Sacramento, CA 95812-3044 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: 2024080411

PROJECT TITLE: Miller Vineyard: Vineyard Conversion Agricultural Erosion Control Plan #P22-00153-ECP

PROJECT LOCATION: Located in the Bale Mill Reach and Dutch Henry Creek Drainage watersheds, on one parcel that comprises approximately 28.77 acres which is accessed from Silverado Trail approximately about 0.8 miles south of the intersection of Larkmead Lane and Silverado Trail, and approximately 3.25 miles south of the City of Calistoga: 3906 Silverado Trail, APN: 021-030-006 (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The proposed project involves the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 7.0 gross acres of new vineyard (i.e., development area, proposed clearing limits; approximately 4.6 new net acres of vines and legalization of 1.0 acres of existing vineyards for a total of 5.6 net acres of vines) within four (4) vineyard blocks (3 new and 1 existing), located on an approximate 28.77-acre parcel (i.e., project site). Average slopes within the development area range from 13 percent (%) to 23%, with 0.08 acres occurring on slopes over 30%. Trees within the proposed vineyards block were severely impacted by the 2020 Glass fire and a Notice of Emergency Timber Operations was granted in 2021 under Emergency Notice 1 – 21EM-00105 NAP for the removal of dead and dying trees on the subject property. A Timber Harvest Permit (THP) is also currently under process for approval by CalFire for the harvesting of 4.5 acres of timberland and 1.5 acres of oak woodland to be permitted under the THP; this process will move forward once the ECP has been completed. 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 of the parcel. As such, the project has identified 5.4 acres of comparable mixed woodland habitat on slopes less than 30% to demonstrate no net loss in sequestration capabilities of the parcel post project. In total the applicant has identified 16.2 acres of douglas-fir forest and coast live oak woodland that will be permanently preserved, which includes 3.4 acres of land to be planted with a mix of Douglas-fir and native oaks as detailed in the Tree Planting Plan. With the implementation of this replanting area, the preservation of said area, and the additional preservation of existing comparable vegetation canopy cover habitat the project is consistent with Napa County Code (NCC) 18.108.020.C, D and E and Policy CON-24 of the Conservation Element of the County of Napa General Plan. 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. Rock generated as a result of site preparation will be disposed of within the development footprint and used for erosion control measures. Rock may also be process and used for lining existing roads within the vineyard development. 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 an existing groundwater well, and pipelines would be located in existing roadways, proposed vineyard avenues and/or within the proposed clearing limits. There is existing deer fencing surrounding the property and no changes to the existing fencing is proposed as part of this project. No onsite chemical storage or mixing will occur, and all cleaning and washing of equipment will occur offsite as well. All roads required to provide access to the project site are existing and no new roads are planned as part of this project.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P22-00153-ECPA

APPLICANT NAME: Henry H Miller
ADDRESS: 3722 Mt Diablo Blvd, Lafayette Ca 94549

PHONE: 925-299-9939

REPRESENTATIVE: Bartel Engineering
ADDRESS: 1303 Jefferson Steet, Suite #200B, Napa, Ca 94559

PHONE: 707-258-1301

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 October 1, 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 Mitigated 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: October 1, 2024

TITLE: Supervising Planner