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PLANNING, BUILDING & ENVIRONMENTAL SERVICES
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To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Brian Bordona, Deputy Director
Napa County Department of Planning,
Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Notice of Preparation of Draft Environmental Impact Report
Stagecoach North Vineyard Conversion #P18-00446-ECPA

The County of Napa is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency on the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An Initial Study has been prepared and is available for review between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday at the Planning, Building and Environmental Services Department, Second Floor of the County Administration Building located at 1195 Third Street, Napa, California, and online at <https://www.countyofnapa.org/2552/Stagecoach-North-Vineyard-ECP>.

Project Location: Access to the project site is off Soda Canyon Road, approximately 5 miles northeast of Yountville in Napa County (**Figure 1**). The project site is in the Rector Reservoir watershed.

General Plan/Zoning Designations: Agricultural, Watershed and Open Space (AWOS)/Agricultural Watershed (AW)

Project Description: The Stagecoach North Erosion Control Plan Application (ECPA) #P18-00446 proposes vegetation removal and earthmoving activities on slopes greater than five percent in connection with the development of approximately 91.3 net acres of vineyard within approximately 116.2 gross acres on an approximately 170.2-acre parcel.

Proposed activities associated with vineyard development include removal of brush and trees within the proposed clearing limits, ripping, rock removal, blasting, soil cultivation, seeding of a cover crop, mulching, trenching for storm drain and irrigation pipelines, installation of a trellis system and deer fence, laying out vine rows, installation of temporary and permanent erosion control measures, and planting of grapevines.

Vineyard development would take place between April 1 and September 15 in one phase. The development area would be winterized by September 15. Temporary erosion control measures could include installing water bars, straw wattles, straw bale dikes, and other practices as needed. Permanent erosion control measures include:

- Five detention basins constructed in the development area to attenuate small increases in runoff associated with vineyard development:
 - Detention Basin #1 in the northwest corner of Block Y16;
 - Detention Basin #2 in the southwest corner of Block Y16;
 - Detention Basins #3 and #4 on the south side of Block Y16; and
 - Detention Basin #5 north of Blocks V3 and V4.
- Seeding of a permanent cover crop with vegetative cover maintained according to the ECP.

- Surface drainage pipelines installed to collect surface runoff at low points throughout the development area and transport it to protected outlets.
- Cutoff collars installed on all solid pipelines with slopes greater than 5 percent.
- Standard drop inlets and concrete drop inlets installed at designated locations in the development area.
- Diversion ditches constructed to convey surface water through and/or around proposed vineyard areas and direct it to a stable outlet or drop inlet.
- Diversion avenues constructed to reduce slope run length and intercept runoff throughout the vineyard while directing it to a stable outlet.
- Rock level spreaders installed in designated locations at the outfall of conveyance infrastructure to uniformly spread water onto the ground surface.
- Rock-filled avenues constructed to dispose of rock generated onsite, create safer turning for equipment, and disperse and filter runoff.
- Rock energy dissipaters constructed to help disperse concentrated flow.
- Rolling dips installed in designated locations in the development area to direct water off the roadway surface and back onto the native ground surface. These designated locations include areas where the existing road runs uphill and the potential exists for runoff to run down the roadway surface and cause erosion or gully, or areas where rolling dips are needed to ensure that roads are hydrologically disconnected from receiving waters.
- Three new rock water crossings over waters of the U.S. installed in designated locations in the development area, to be used for vineyard access during low-flow or dry conditions. Other rock water crossings are proposed in the ECP that cross proposed ditches, and therefore would not affect waters of the U.S.
- One existing undersized culvert upgraded to a larger diameter culvert (48 inches) to minimize the potential for plugging and other issues that could be caused by an undersized culvert.
- Outsloped infield level spreader constructed to prevent surface flows from becoming concentrated through the vineyard areas.

In order for your comments to be considered, please submit your written comments no later than **4:45 p.m. on Wednesday, November 13, 2019** to:

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

Email: Donald.Barrella@countyofnapa.org



SOURCE: Esri, 2015; ESA, 2019

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Figure 1
Regional Location