

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
BLOODLINES LLC SODA CANYON VINEYARD, EROSION CONTROL PLAN P16-00323**

The David and Kimberly Living Trust has submitted to the Napa County Planning, Building, and Environmental Services Department the Bloodlines LLC Soda Canyon Vineyard Erosion Control Plan Application (ECPA) #P16-00323-ECPA (Proposed Project), which proposes earthmoving activities on slopes greater than five percent in connection with the development of 91.5 net acres of vineyard within 114.1 gross acres on the approximately 278.4-acre property. The property is located in south-central Napa County, approximately eight miles north of the City of Napa. The property is within the "Yountville, California" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle at elevation that ranges from approximately 1,310 to 2,240 feet above mean sea level (asl).

A total of 11 vineyard blocks are proposed for development within areas with slopes greater than 5 percent, thereby triggering the need for an Agricultural Erosion Control Plan and ECPA approval from the Napa County Engineering and Conservation Division of the Planning, Building and Environmental Services Department pursuant to Chapter 18.108 of the Napa County Code (Conservation Regulations). Vineyard development activities include: removal of brush, trees, and associated vegetation in proposed clearing limits; blasting, soil ripping, and rock removal; installing erosion control measures, trenching for irrigation pipelines, and installation of trellis system and deer fence around vineyard blocks or block clusters (to minimize impact on wildlife movement); establishment and maintenance of a cover crop; and mulching, planting, and maintenance of vines.

Issuance of an erosion control plan by Napa County is a discretionary action subject to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 *et seq.*) The Planning Director has determined that an environmental impact report (EIR) is appropriate and will be prepared for the proposed project. An initial study of the proposal has been completed and concluded that the proposed project could potentially have significant adverse environmental impacts in the following areas: biology, cultural resources, geology, noise, air quality/greenhouse gas emissions, hazards and hazardous materials, hydrology, geology, traffic, and land use. The County will be the Lead Agency for this proposed project.

Pursuant to state and local guidelines for implementing CEQA, the EIR will analyze the various project elements including site construction and operation. The EIR will also include an analysis of potential alternatives, including a No Project Alternative.

COMMENT PERIOD: The Engineering and Conservation Division is interested in your views as to the scope and content of the EIR. Due to time limits mandated by State law, and in order for your comments to be considered, comments on the NOP must be sent at the earliest possible date beginning December 27, 2016, but must be received by the EIR Project Manager identified below, not later than **4:45 p.m. on January 30, 2017.**

Wesley Salter, EIR Project Manager
Napa County Planning, Building & Environmental Services Department
1195 Third Street, Second Floor
Napa, CA 94559
Phone: (707) 299-1788
Email: wesley.salter@countyofnapa.org

The NOP and Initial Study are available for review, between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday, at the Planning, Building & Environmental Services Department, Second Floor of the County Administration Building located at 1195 Third Street, Napa, California. For any questions about this notice or the EIR process, please contact the EIR Project Manager.

DATED: December 22, 2016

DAVID MORRISON, DIRECTOR
PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

