

NAPA COUNTY
NOTICE OF DECISION

DATE OF MAILING: March 24, 2023

TO: Interested Parties, Properties within 1,000 feet and Commenters on the FEIR

SUBJECT: Notice of Decision on Le Colline Vineyard Agricultural Erosion Control Plan No. P14-00410-ECPA

PROJECT DESCRIPTION AND LOCATION: The project site is located south of the community of Angwin, on the east side of Howell Mountain Road and west of Cold Springs Road, within the unincorporated portion of Napa County (County) and zoned Agricultural Watershed (AW) on Assessor's Parcel numbers (APNs) 024-300-070, 024-300-071, 024-300-072, and 024-340-001.

The project consists of an application submitted by Le Colline, LLC (Applicant) entitled the Le Colline Vineyard Erosion Control Plan for New Vineyard Development (Project) for an agricultural erosion control plan to the Napa County Planning, Building and Environmental Services (PBES) Department (Department) requesting approval of an Erosion Control Plan (P14-00410-ECPA) to install an approximately 32.8 gross acre (\pm 25.0 net acre) vineyard on four parcels (APNs: 024-300-070, 024-300-071, 024-300-072, and 024-340-001) totaling approximately 88.34 acres.

CEQA DETERMINATION: Draft Environmental Impact Report (State Clearinghouse No. 2016042030) prepared (January 2019); Final Environmental Impact Report (FEIR) prepared (December 2022) certified.

NOTICE OF DECISION: Notice is given that on March 24, 2023, the Interim PBES Director's designee (Director) took the following final actions: (1) certified the FEIR prepared for the Le Colline ECPA (P14-00410-ECPA); (2) adopted the findings required pursuant to the California Environmental Quality Act including, but not limited to, rejecting the Proposed Project, the No Project Alternative and the Reduced Intensity Alternative, finding the Increased Water Quality and Sensitive Habitat Protection Alternative as revised and as set forth in the FEIR (the Modified Project or the Water and Habitat Alternative) consistent with the Napa County General Plan; (3) adopted the Mitigation Monitoring and Reporting Program; (4) adopted the Modified Project Alternative and (5) approved ECPA No. P14-00410-ECPA as revised to reflect the Modified Project, which generally consists of increased stream setbacks avoid areas with relative higher biological value, and provide for greater wildlife movement. This constitutes the Decision pursuant to County Code Section 2.88.040 (A)(1) for purposes of filing an appeal. Any appeal to this Decision shall be filed in accordance with County Code Chapter 2.88.

Copies of the Applicant's proposal, the FEIR, ECP No. P14-00410-ECPA and related documents are available for review on the Planning, Building and Environmental Services' (PBES) Current

Projects Explorer page at <https://www.countyofnapa.org/2876/Current-Projects-Explorer> or at the PBES Department located at 1195 Third Street, 2nd Floor, Napa, CA 94559.

DATED: March 24, 2023

MICHAEL PARKER

Designee of Director of Planning, Building, & Environmental Services
