

**NAPA CANYON LLC VINEYARD/
#02253 – EROSION CONTROL PLAN
AGRICULTURE**

*Draft Initial Study and
Mitigated Negative Declaration*

December 2004

Prepared for:

*Napa County Conservation, Development
and Planning Department*

225 Bush Street
Suite 1700
San Francisco, CA 94104
(415) 896-5900

8950 Cal Center Drive
Bldg 3, Suite 300
Sacramento, CA 95826
(916) 564-4500

710 Second Avenue
Suite 730
Seattle, WA 98104
(206) 442-0900

2685 Ulmerton Road
Suite 102
Clearwater, FL 33762
(727) 572-5226

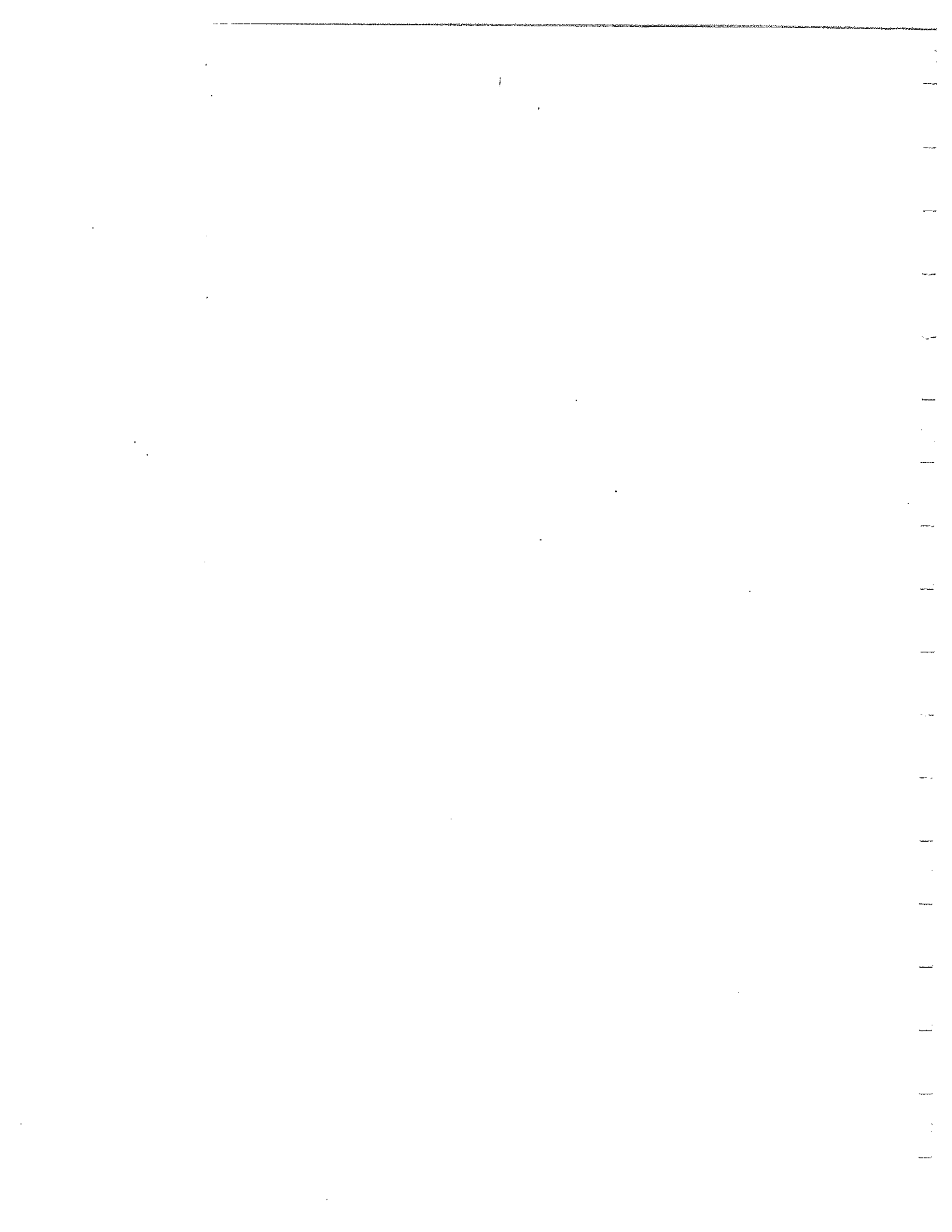
436 14th Street
Suite 600
Oakland, CA 94612
(510) 839-5066

4221 Wilshire Boulevard
Suite 480
Los Angeles, CA 90010
(323) 933-6111

4001 Office Court
Suite 607
Santa Fe, NM 87507
(505) 992-8860

5850 T.G. Lee Boulevard
Suite 440
Orlando, FL 32822
(407) 851-1155

ESA | Environmental
Science
Associates



**Notice of Intent to Adopt a Mitigated Negative Declaration
For the Proposed Erosion Control Plan Application
#02253 – Erosion Control Plan Agriculture (ECPA)**

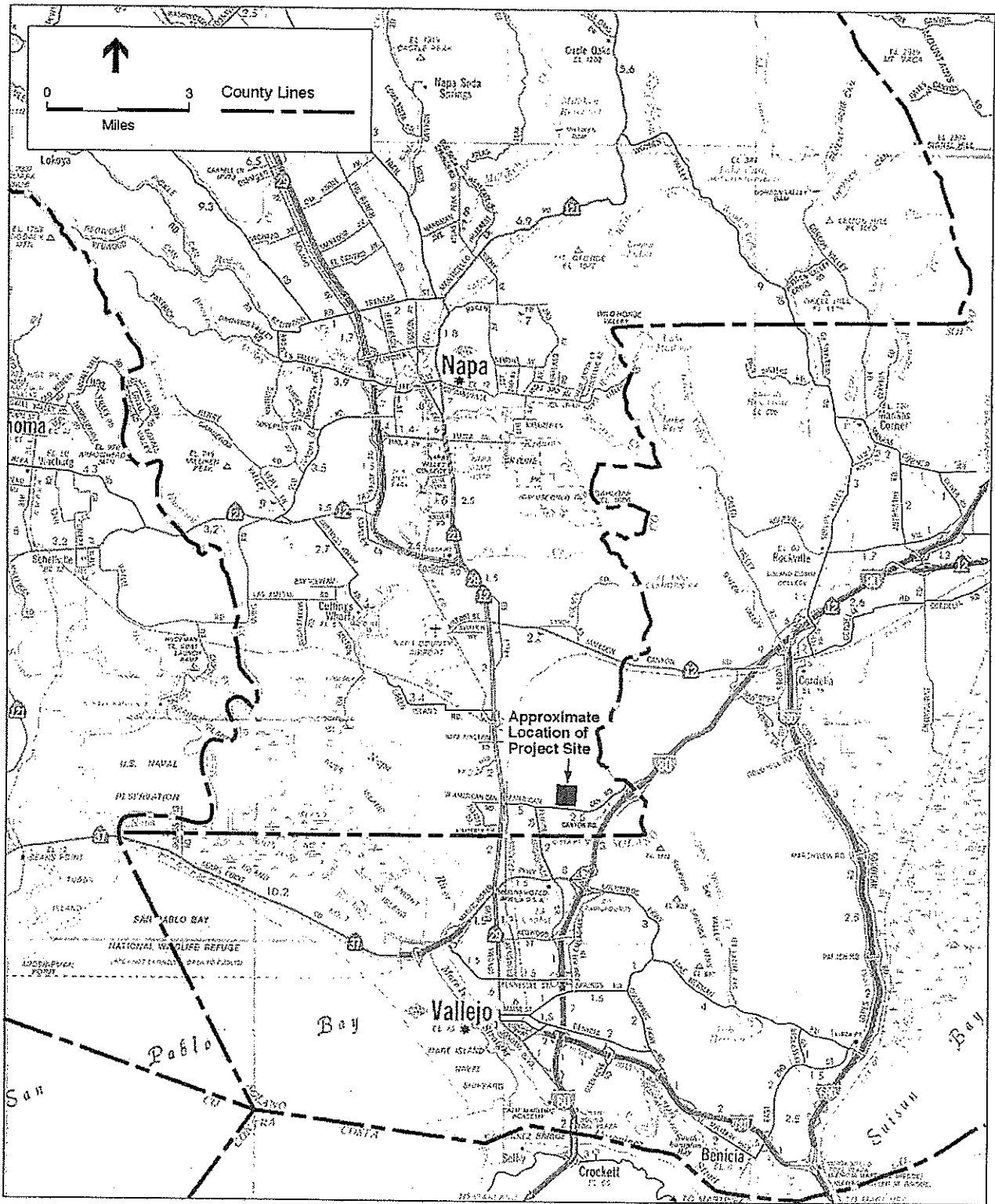
The Napa County Conservation, Development and Planning Department proposes to adopt a Mitigated Negative Declaration (MND) for the #02253 – ECPA.

Napa County prepared an Initial Study (IS) and a MND in accordance with the California Environmental Quality Act (CEQA) requirements. The IS/MND describe the proposed project, analyzes whether any potential significant environmental impacts would result from the project, and describes mitigation measures that would avoid or lessen any such potential impacts to less than significant levels.

LOCATION: Napa Canyon, LLC Vineyard is located at American Canyon Road, American Canyon. APN: 050-040-065 (formerly 059-040-055). The parcel is located along American Canyon Road, east of the intersection of Flosden Road and American Canyon Road. See figure on the back of this notice.

DEADLINE: The Napa County Conservation Development and Planning Department will accept comments on the IS/MND from December 20, 2004 to January 18, 2005. Written comments may be sent to the attention of Mary Doyle or Carly Aubrey, 1195 Third Street, Room 210, Napa, CA 94599-3092.

The IS/MND and all referenced documents are available for public review during regular business hours at the Napa County Conservation, Development and Planning Department, located at the above address.



SOURCE: California State Automobile Association

Napa Canyon Vineyard ECP / 202570 ■
Project Location

TABLE OF CONTENTS

#02253 – EROSION CONTROL PLAN AGRICULTURE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

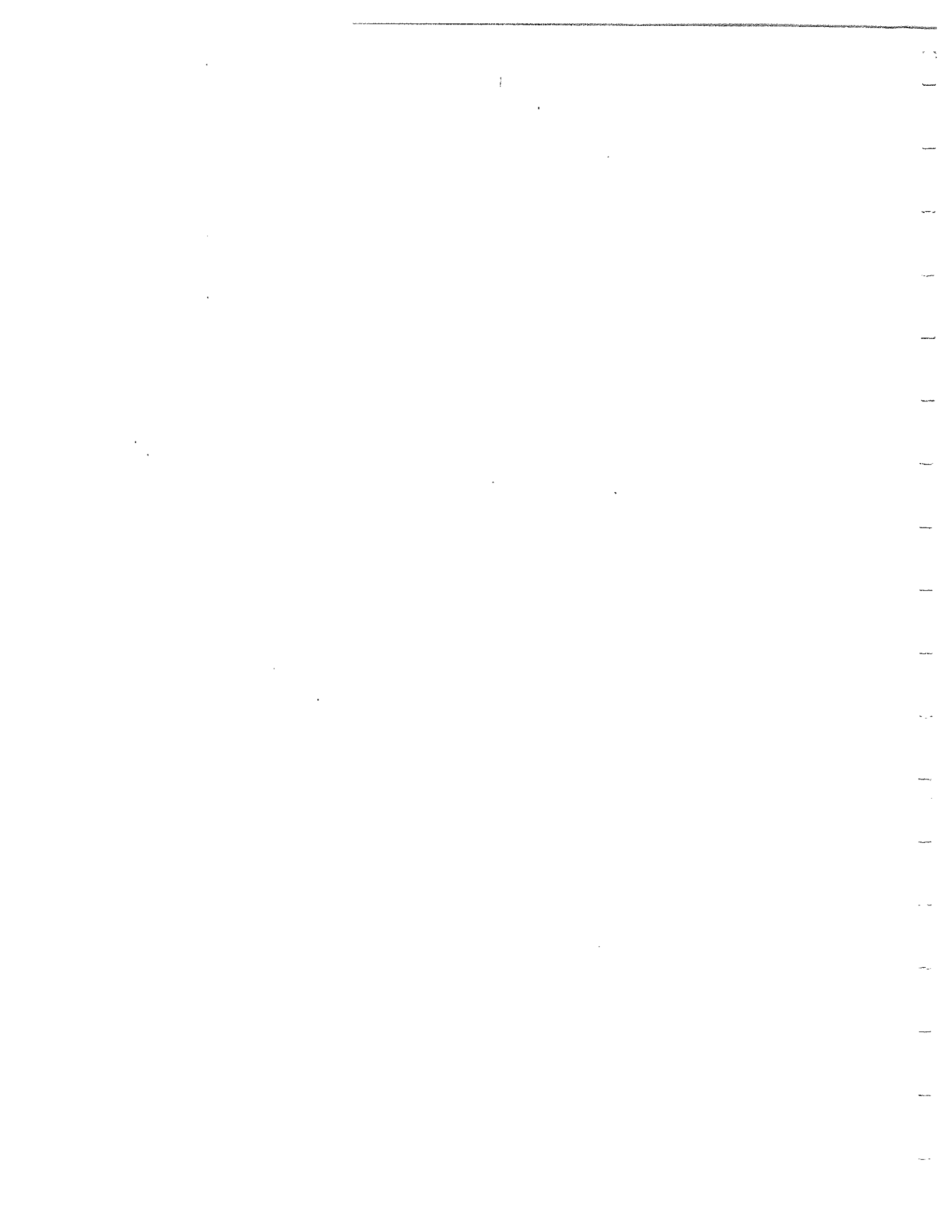
	<u>Page</u>
1.0 AGRICULTURAL ACTIVITIES	1-1
1.1 Introduction and Overview of Agricultural Activities	1-1
2.0 PROJECT DESCRIPTION	2-1
2.1 Project Location	2-1
2.2 #02253 – ECPA Features or Measures	2-1
2.3 CEQA Analysis	2-7
2.4 Permits Required	2-8
3.0 COUNTY OF NAPA INITIAL STUDY AND ENVIRONMENTAL CHECKLIST	3-1
4.0 REPORT PREPARATION	4-1
5.0 MITIGATION AND MONITORING PROGRAM	5-1
APPENDIX A – Draft Project Revision Statement	A-1

LIST OF TABLES

1. Installation Schedule	2-7
2. Stormwater Flows Estimated by the TR-55 Stormwater Model	3-27

LIST OF FIGURES

1. Project Location	2-2
2. Site Plan	2-3
3. #02253 – ECPA Details	2-5
4. #02253 – ECPA Details	2-6
5. Napa Canyon Habitats	3-12



SECTION 1.0

AGRICULTURAL ACTIVITIES

1.1 INTRODUCTION AND OVERVIEW OF AGRICULTURAL ACTIVITIES

In accordance with the County Code (Section 18.108.080), Napa Canyon LLC Vineyard has filed an agricultural erosion control plan application (#02253 – ECPA) for an approximately 139-acre vineyard on a 317-acre parcel located off American Canyon Road northeast of the intersection with Flosden Rd. Napa County has discretionary authority over #02253 –ECPA because it involves earthmoving/grading on slopes greater than five percent.

In the Napa County General Plan (1983, as amended), land use planning goals were adopted. Three goals are applicable to this project:

Goal #1 – To plan for agriculture and related activities as the primary land uses in Napa County and concentrate urban uses in the County’s existing cities and urban areas.

Goal #3 – To determine what land is best suited for; to match man’s activities to the land’s natural suitability; to take advantage of natural capabilities and minimize conflict with the natural environment.

Goal #5 – To implement the general plan in every possible way to (a) ensure the long-term protection and integrity of those areas identified in the general plan as agricultural, open space, or undevelopable.

In addition, the Land Use Element of the General Plan contains a number of policies related to agriculture. One such policy, 3.12, is the Right-to-Farm, which is in the County Code (Chapter 2.94 – Agriculture and Right-to-Farm). In the policy, the County affirms and protects the right of agriculture operators in designated agricultural areas, even though established urban uses in the general area may foster complaints against those agricultural practices. Another policy (3.9) pertains to hillside agriculture and the need to establish standards on slopes over five percent (County Code Chapter 18.108 implements this policy). The above goals and policies comprise a set of development guidelines from which land use designations were developed. One such land use designation is Agriculture, Watershed, and Open Space, which is the General Plan designation for the property on which the project is proposed. The intent of this designation is to provide areas where the predominant use is agriculturally oriented and where the protection of agriculture is essential to the general health, safety, and welfare.

In the conservation and open space element of the General Plan, the maintenance and enhancement of the agricultural environment is a planning goal. One conservation policy

expresses the intent of Napa County to provide a permanent means of preserving open space land for agricultural production by using various methods including zoning. The project site is zoned Agriculture Watershed (AW).

The County has discretion over earthmoving activities on slopes greater than five percent {County Code section 18.108.070 (B)}. County Ordinance 18.108.070(B) requires the preparation of an erosion control plan agriculture (ECPA) for earthmoving and grading activities on slopes greater than five percent. The ECPA is subject to the exercise of judgment or deliberation when the County approves the ECPA; thus, the approval of an ECPA is a discretionary action and subject to the California Environmental Quality Act (CEQA).

The contents of an ECPA are specified by Napa County Code and Resolution 94-19 and all elements are required before the ECP application is accepted. These contents are described in the County's ECP Review Application Packet for Structure/Road/Driveway, General Land Clearing & Agricultural Projects. A qualified professional as described in section 18.108.080 of the County Code must prepare ECPs.

SECTION 2.0

PROJECT DESCRIPTION

2.1 PROJECT LOCATION

Figure 1 shows the regional location of the proposed project. **Figure 2** shows the ECP site plan for the Napa Canyon LLC Vineyard. The property is located on American Canyon Rd., Napa, northeast of the intersection of Flosden Rd. and American Canyon Rd. This site currently has approved use permit #U-24889 and modifications #95046-Mod and #95175-Mod for a 9 and 18-hole golf courses and related structures including clubhouse, café, and dining room (abandoned by applicant December 2004). Grading and construction for the approved golf course clubhouse and parking area was begun (1991-92) but not completed.

2.2 #02253 – ECPA FEATURES OR MEASURES

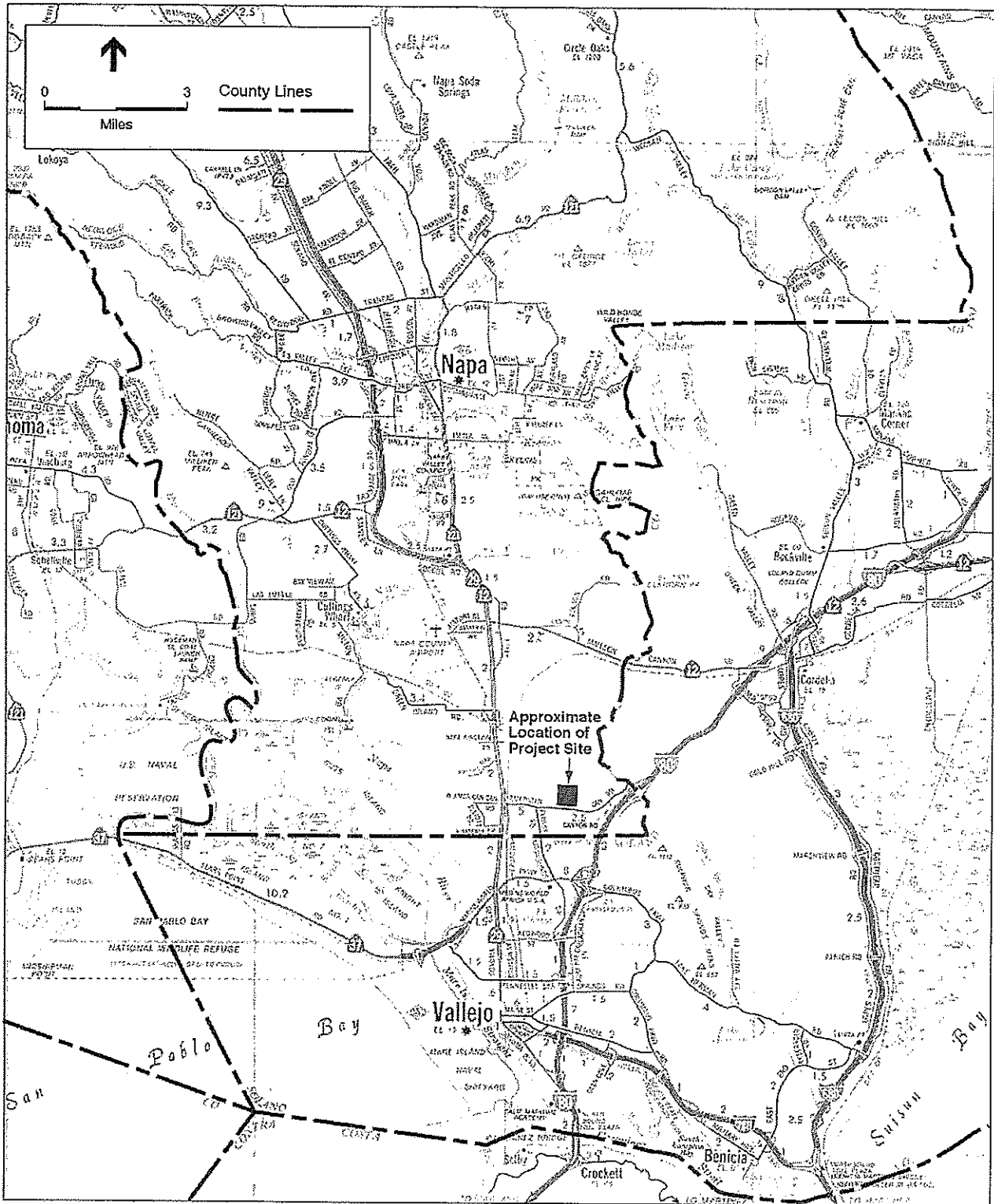
Napa Canyon LLC Vineyard has filed #02253 – ECPA for earthmoving activities and grading for agricultural purposes, specifically new vineyard development. Chaudhary & Associates, Inc. prepared the #02253-ECPA in accordance with Napa County Code. The #02253-ECPA is designed to minimize disturbance and environmental effects in accordance with 18.108.070 of the County Code¹. The ECP is required because the slope of the land in question is greater than five percent. For CEQA purposes, the project under consideration is as follows:

- the earthmoving and/or grading activities occurring on slopes greater than 5 percent; and,
- installation of the designed ECPA features.

Earthmoving and/or grading consists of the clearing of existing vegetation the shaping and ripping of soil. The new vineyard area including avenues would be graded and the land smoothed in during (or simultaneous with) the installation of the ECPA. Only minor land cuts and fills are expected.

The project involves eliminating a portion of the existing agricultural access road off of American Canyon Road (see **Figure 2**). This aspect of the project involves removing existing culverts and a stream crossing, restoring the stream crossing with riparian vegetation, and stabilizing the former agricultural roadbed with vegetation and natural erosion control features. The new vineyard access would be provided from Flosden Road (see **Figure 2**).

¹ County Code Chapter 18.108.070 specifically notes that erosion control plans shall create the least potential for erosion; avoid leaving any portion of a disturbed site unprotected from erosion between October 15 and April 1; vegetation removal shall be limited to the minimum amount necessary to accommodate the project and, that the project shall not adversely affect sensitive, rare, threatened, or endangered plants or animals, or their habitats; temporary erosion control measures shall be sufficient to stabilize the soil; and all erosion control facilities shall be maintained in accordance with the approved erosion control plan.



SOURCE: California State Automobile Association

Napa Canyon Vineyard ECP / 202570 ■

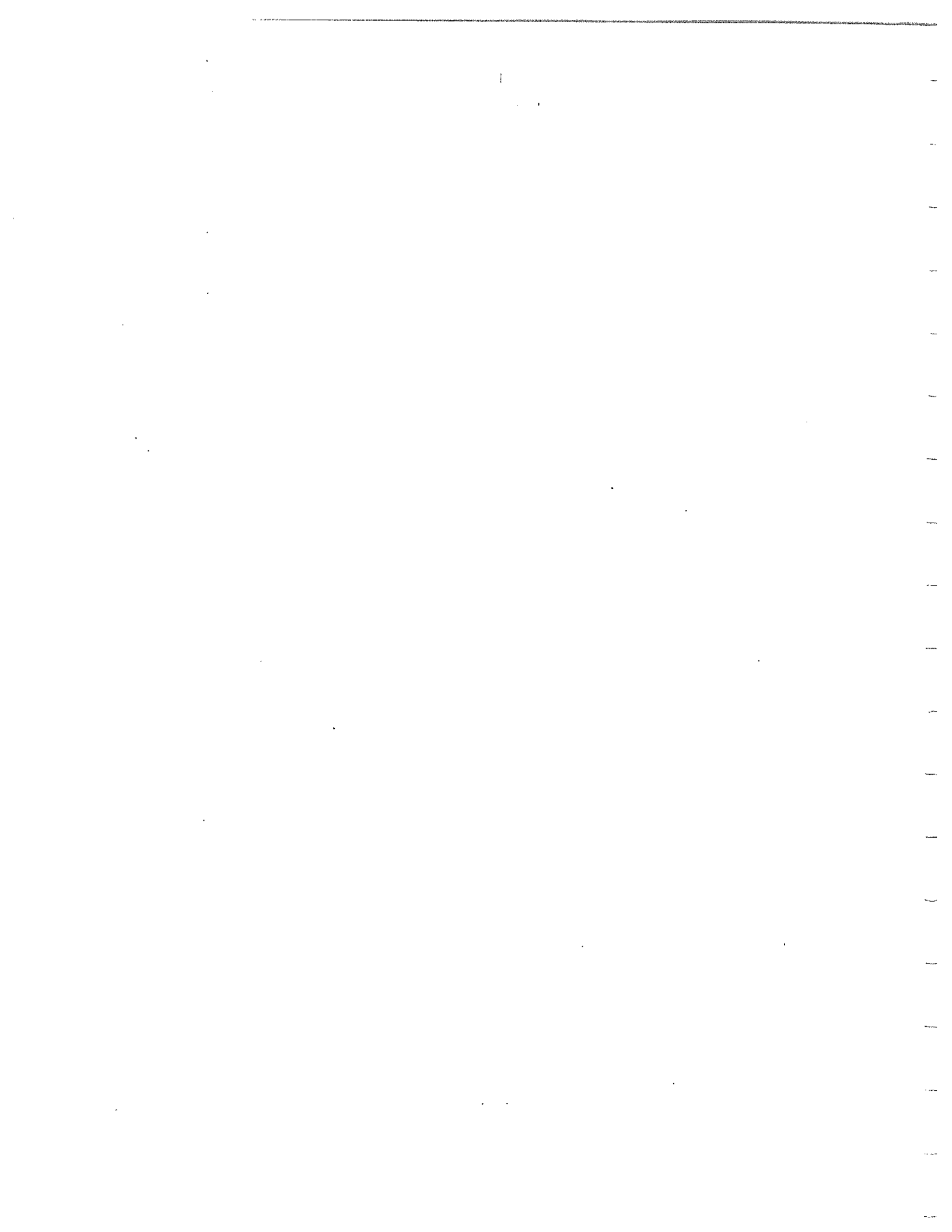
Figure 1
Project Location

The Napa Canyon Vineyard #02253 – ECPA contains a three page narrative and three sheets of ECPA drawings showing the elements of the ECP. Components of #02253 – ECPA include the following and are either shown on **Figures 2, 3 or 4** or included in the ECP narrative (Napa Canyon Vineyard, #02253 – ECPA, 2004):

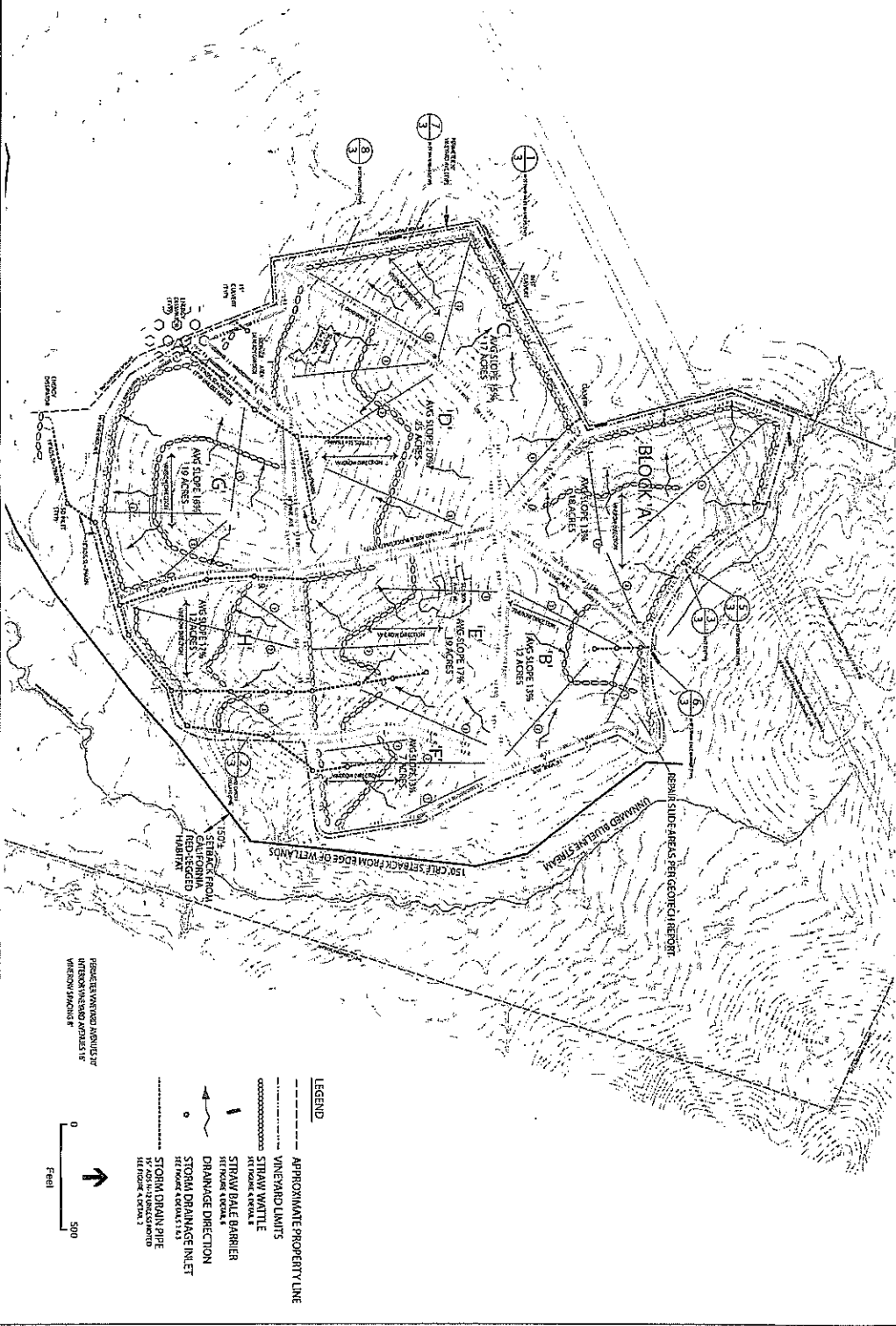
1. As described in the #02253-ECPA narrative, grading would be limited to clearing and ripping (two to three feet) of the vineyard areas and repair of two small landslides (due potentially to soil saturation during the rainy season) on the interior of proposed vineyard Blocks B and E near the center of the site. All vine plantings would be on existing contours and there would be no recontouring or terracing. The existing building pad and structure associated with the Use Permit #U-24889 and modifications, for the 9 and 18-hole golf courses would be utilized for farm equipment storage and staging. There are two areas greater than 30 percent slope—0.5 acres in proposed vineyard Block D and 0.7 acres in proposed vineyard Block E, which are located in the interior of the blocks. The main access point would be off of Flosden Rd.² Perimeter vineyard avenues would be 20 feet in width and interior vineyard avenues would be 16 feet in width.
2. The following are the proposed erosion control measures in the ECPA (see **Figures 2 – 4³**)
 - Straw wattles would be installed where shown to prevent sediment from leaving the project site;
 - Straw bales would be installed at locations of concentrated flow to prevent sediment from leaving the project site;
 - Energy dissipators would be installed at all existing and proposed outlets;
 - Storm drain inlets and pipes would be installed to collect heavier flows and discharge them away from potential California red-legged frog habitat;
 - Exposed areas would be seeded and mulched or landscaped;
 - A temporary cover crop shall be established upon completion of any ground clearing activities until the permanent cover crop can be established. This temporary cover crop shall consist of barley seeded at 100#/acre before September 15 of the year in which vegetation was removed;
 - A permanent, no till cover crop shall be utilized within the vineyard. The cover crop would be generated by seeding with Zorro fescue (12#/ac), Idaho fescue (8#/acre), and crimson clover or hyken rose clover (8#/acre). The cover crop would be managed each year such that any area having less than 80 percent vegetative cover would be reseeded and mulched until adequate coverage is achieved. The cover crop shall be mowed only and not disced, but it could be strip sprayed each year along the vine rows. The strip spray width shall be approximately 18 inches wide. All areas within the vineyard and any other disturbed areas outside the vineyard shall be straw

² Note: this is a change from #02253 – ECPA, which identified the access points as being the existing driveways off of American Canyon Rd. This change was discussed with the County, the client and ESA on August 14, 2003 and is incorporated into the Project Revision Statement.

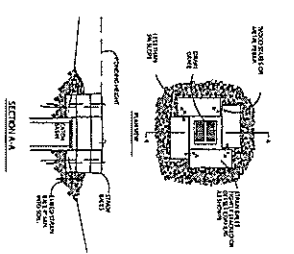
³ The recently revised Erosion Control Plan (02253-ECPA) for this property, dated September 8, 2004, does not change the vineyard limits or layout shown in Figures 2 and 3. The total parcel area, however, has been reduced from approximately 334 acres to about 317 acres due to selling of a portion of the parcel to the Napa Valley Unified School District in addition to what is shown on Figure 2. Napa Valley Unified School District now owns a parcel fronting American Canyon Road between the parcel labeled 'Napa Valley Unified School District' and the parcel labeled 'Children's Hospital Medical Center of Northern California' up to Block G (shown on Figure 3). This change is incorporated into the Project Revision Statement.



SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
A	1	6%	41	2.46	19%
	2	4%	56	2.24	14%
	3	4%	45	1.80	12%
AVERAGE: 14%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
B	1	2%	22	0.44	14%
	2	4%	42	1.68	17%
	3	4%	45	1.80	18%
AVERAGE: 17%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
C	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
D	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
E	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
F	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
G	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					
SLOPE CALCULATIONS					
BLOCK	SECTION	SLOPE	LENGTH	HEIGHT	CALCULATED SLOPE
H	1	2%	22	0.44	12%
	2	4%	42	1.68	15%
	3	4%	45	1.80	16%
AVERAGE: 15%					

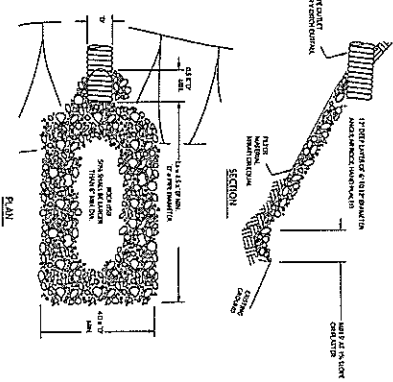


Napa Canyon Vineyard ECP/202370
 #02253 - ECPA Site Plan
 Figure 3



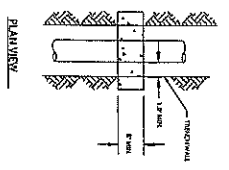
NOTE:
 1. TEMPORARY BALE INLET BARRIERS ARE TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

1 TEMPORARY BALE INLET BARRIER
 NO SCALE

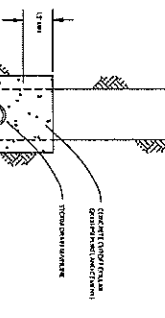


NOTE:
 1. TEMPORARY BALE INLET BARRIERS ARE TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

5 ENERGY DISPERSATOR
 NO SCALE

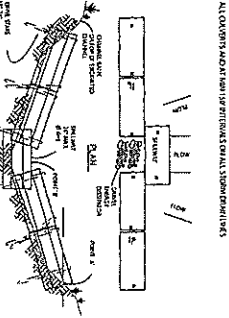


NOTE:
 1. STRAW BALE BARRIERS ARE TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.



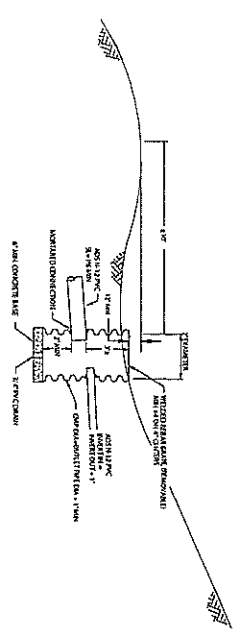
NOTE:
 1. STRAW BALE BARRIERS ARE TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

2 CUTOFF COLLAR DETAIL
 NO SCALE



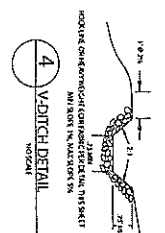
NOTE:
 1. CUTOFF COLLAR DETAIL IS TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

6 STRAW BALE BARRIER
 NO SCALE



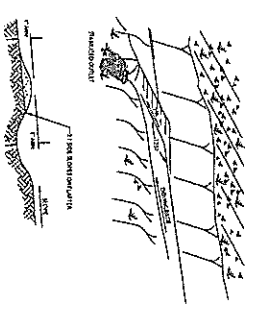
NOTE:
 1. DITCH OR VINEYARD AVENUE WITH DROP INLET IS TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

3 V-DITCH OR VINEYARD AVENUE W/ DROP INLET
 NO SCALE



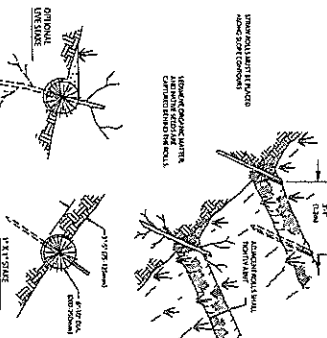
NOTE:
 1. V-DITCH DETAIL IS TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

4 V-DITCH DETAIL
 NO SCALE



NOTE:
 1. WATERBAR IS TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

7 WATERBAR
 NO SCALE



NOTE:
 1. STRAW WATTIE IS TO BE USED TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS AND TO PREVENT THE ENTRY OF ANIMALS INTO THE IRRIGATION CANALS.

8 STRAW WATTIE
 NO SCALE

mulched at a rate of 3,000#/acre. Any additional disturbed areas would be seeded as previously described;

- The site shall have silt fences, straw bale sediment retention structures;
 - The final pass with tillage equipment shall be performed across slopes to prevent channeling water downhill the first winter after development; and,
 - Traffic and storage areas would be surfaced with crushed tunnel rock spoils and have straw wattles installed along the downstream perimeter.
3. Straw wattle sediment barriers would be in place by September 5. All erosion control methods to be in place by October 15.

During the winter months (October 15 of any year to April 1 of the succeeding year), no earthmoving or grading work is allowed by the County (Title 18 – Zoning, Chapter 18.108 Conservation Regulations). **Table 1** lists the dates and activities for installation of #02253 – ECPA. These dates may shift depending on the date of approval of #02253 – ECPA. If delays do occur, installation of structural erosion control measures would take precedence. Straw wattle sediment barriers will be in place by September 5 (Napa Canyon Vineyard, #02253 – ECPA, 2004).

**TABLE 1
INSTALLATION SCHEDULE**

Date	Activity
April 15, 2005	Commence clearing of site.
June 15, 2005	Rip and install storm drain lines.
July 25, 2005	Complete vine installation.
September 5, 2005	Straw wattles and other sediment retention devices installed.
September 15, 2005	All erosion control systems and facilities completed including cover crop and seeding and mulching

SOURCE: Napa Canyon Vineyard #02253 – ECPA. Narrative September 9, 2004

2.3 CEQA ANALYSIS

Napa County has prepared this IS/MND to provide the public, and Responsible and Trustee agencies reviewing this project, with information about the potential effects on the local and regional (natural and human) environment. An IS/MND was initially prepared for the (abandoned) Use Permit #U-248889 and subsequent modifications, American Canyon Golf Course, in August, 1990. This IS/MND is for the approval of #02253 – ECPA, which contains

erosion control measures for earthmoving activities and grading on slopes greater than five percent. This IS/MND was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended), and the CEQA Guidelines. In accordance with CEQA Guidelines Section 15070, a MND shall be prepared if the following criteria are met:

- There is no substantial evidence that the project may have a significant effect; or
- Where there may be a potentially significant effect, revisions to the project would avoid or mitigate the effects to a point where clearly no significant effects would occur.

For the purpose of analyzing the effects of the project on biological resources, geology/soils, and hydrology/water quality, the parcel as it exists at the time of the preparation of the IS/MND, is considered. In addition, the effectiveness of the erosion control measures as designed in #02253-ECPA to control erosion both in the short- and long-term is analyzed. The #02253-ECPA is designed with the goal of being self-mitigating and the review and analysis determines whether this goal could be met. Additional mitigation measures or erosion control measures will be recommended if the goal can not be met.

In general, agriculture activities are not subject to County discretionary approval. The property is zoned for agricultural use and the establishment of a vineyard is consistent with the County zoning designation of AW. Upon the County's approval of the #02253-ECPA, a new vineyard on slopes greater than five percent could be established on the property. Subsequent vineyard activities such as vineyard maintenance and operations (including harvest) are considered indirect physical changes.

2.4 PERMITS REQUIRED

Permits may be required from the following agencies:

- California Department of Fish and Game (Section 1602)
- U. S. Army Corp of Engineers (Section 404 of the Clean Water Act)
- S. F. Regional Water Quality Control Board (Section 401 of the Clean Water Act; Waste Discharge Requirement of the Porter-Cologne Act)
- U. S. Fish & Wildlife Service (Incidental take permit under the federal Endangered Species Act)

SECTION 3.0

COUNTY OF NAPA INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD STREET, ROOM 210
NAPA, CALIFORNIA 94559
(707) 253-4416

Initial Study Checklist

(reference: CEQA, as amended)

1. Project title: Napa Canyon LLC Vineyard #02253 ECPA (APN 059-040-055)
2. Lead agency name and address: County of Napa, 1195 Third Street, Room 210, Napa, California 94559
3. Contact person and phone number: Mary Doyle or Carly Aubrey (707) 253-4417
4. Project location: Napa Canyon LLC Vineyard is located on American Canyon Road, adjacent to the city of American Canyon. APN: 050-040-065 (formerly 059-040-055). The parcel is located along American Canyon Road, northeast of the intersection of Flosden Road and American Canyon Road.
5. Project sponsor's name and address: Mark Power, Napa Canyon LLC Vineyard, 23 Pinnacle Peak Napa, CA 94558
6. General Plan description: Agriculture, Watershed, Open Space (AWOS)
7. Zoning: Agriculture Watershed (AW)

The former parcel APN 059-040-055 had an active approved use permit #U-248889 and modifications (abandoned by applicant in December 2004), for a 27-hole golf course (e.g., 9-holes and 18-holes) and related structures including clubhouse, café, and dining room. An IS/MND was prepared in August 1990. Grading and construction for the approved golf course clubhouse and parking area began in 1991-92 but not completed. The IS/MND for the golf course (American Canyon Country Club/Avilla Ranch) is available at the Planning Department.

The City of American Canyon, Public Works Department, prepared and circulated an IS/MND for two proposed municipal water tanks on this parcel. No final action has occurred. The City of American Canyon is currently preparing a Feasibility Study for tank locations. Their IS/MND (dated April 2004) did not include any discussion of #02253-ECPA, #U-248889 for the golf course or any other existing natural condition. Therefore, under reasonably foreseeable projects, these tanks are considered under cumulative conditions, that is #02253-ECPA plus a probable future project (i.e., the water tanks).

8. Description of Project. See **Section 2.2** for a complete project description.
9. Surrounding land uses and setting. The parcel¹ is located in Napa County (the Cordelia 7.5-minute U.S. Geological Survey quadrangle), northeast of the intersection of American Canyon Road and Flosden Road. The parcel is generally surrounded by grassland habitat to the east and northwest, oak woodland within the Newell Preserve to the north, a tributary to American Canyon Creek to the east along with a quarry; a few isolated residences are located to the south along with American Canyon Creek and, a new residential development is under construction to the west across from the Flosden Rd. Residential uses are also found south of American Canyon Road on either side of Flosden Road. In addition, a school site is proposed adjacent at the south/southwestern corner of the parcel. The 46-acre parcel for the school site was formally part of APN 059-040-055. From the late 1800s until the 1960s, the property operated as a dairy ranch. Currently, cattle grazing does occur on the parcel. Because of the past and current grazing uses, a high percentage of plant species within grassland habitat are non-native.

¹ The term 'parcel' is used to describe the entire property. The term 'site' is used exclusively to denote the area to be affected by #02253 – ECPA and new vineyards.

On the parcel, water collects primarily at a tributary to American Canyon Creek, which travels south along the eastern portion of the property before flowing into American Canyon Creek. Several smaller tributaries drain the northeastern region of the property to the tributary to American Canyon Creek. The northwestern region of the property drains to unnamed tributaries off the property.

Although the highest point on the parcel is at elevation 447.9 feet, the Vaca Mountains to the east are the prominent topographic feature with an elevation of 2,819 feet at Mt. Vaca. The highest point for the vineyard is elevation 369 feet. The proposed storage area in #02253-ECPA (the existing pad and structure for the golf course clubhouse) sits at elevation 142.8 and is visible from American Canyon Road.

The current 317-acre property includes the following general habitats: non-native annual grassland, serpentine rock outcrop, and aquatic habitats (see **Figure 5**, under **IV. Biological Resources**).

Non-native Annual Grassland and Native grassland species

The dominant vegetation community on the property is non-native annual grassland, which covers approximately 75 to 80 percent of the property. Dominant grass and forb species on the project site include Italian rye grass (*Lolium multiflorum*), rose clover (*Trifolium hirtum*), yellow star thistle (*Centaurea solstitialis*), wild oats (*Avena barbata*, *A. fatua*), black mustard (*Brassica nigra*), and bellardia (*Bellardia trixago*). Native grassland species found in the non-native annual grassland community include hay field tarplant (*Hemizonia congesta* ssp. *luzulifolia*), lupines (*Lupinus bicolor*, *L. formosus*, *L. latifolius*, *L. nanus*, and *L. succulentus*), tidy tips (*Layia chrysanthemoides*), elegant brodiaea (*Brodiaea elegans*), ookow (*Dichelostemma congestum*), smooth owl's clover (*Triphysaria faucibarbata* ssp. *versicolor*), and yellow cream sacs (*Castilleja rubicundula* ssp. *lithospermoides*).

Serpentine Rock Outcrop

Serpentine rock outcrop occurs in the southeastern region of the property. This area supports serpentine plant species such as small California gilia (*Gilia achilleflora* ssp. *multicaulis*), Greene's buckwheat (*Eriogonum luteolum* var. *luteolum*), branched phacelia (*Phacelia ramosissima* var. *ramosissima*), and purple needle grass (*Nasella pulchra*). However, cattle grazing and past quarrying activities have altered some of this vegetation.

Aquatic Habitats²

Perennial Seeps

Seep wetlands form where water diffuses to the surface rather than running in a concentrated flow. Perennial seeps retain saturated soil throughout the year due to a year-round water source below the surface. Perennial seeps are located in the following areas of the property: the southern portion, the far eastern part, and in a valley bottom between opposing hill slopes in the northern portion. The relatively large number and extent of seeps on the project site is unusual in a mostly dry landscape. Underground aquifers supply these seeps with perennial water, allowing them to flow during the winter months and remain saturated³ at the surface for the rest of the year. Downstream intermittent drainages⁴ receive a near-constant supply of water in the upper reaches of these channels from these perennial seeps. Vegetation within these perennial seeps includes seep monkey flower (*Mimulus guttatus*), penny royal (*Mentha pulegium*), watercress (*Rorippa nasturtium-aquatica*), coyote thistle (*Eryngium aristulatum*), meadow barley (*Hordeum brachyantherum*), iris-leaved rush (*Juncus phaeocephalus*), swamp thistle (*Cirsium douglasii*), Italian rye grass, rabbit's foot grass (*Polypogon monspeliensis*), bird's foot trefoil (*Lotus corniculatus*), and sedge

² Aquatic habitats found in the southern part of the parcel, adjacent to American Canyon Road, are no longer part of the parcel. The Napa Valley Unified School District now owns not only the land shown on Figure 2, but also an additional section fronting American Canyon Road between the parcel labeled 'Napa Valley Unified School District' and the parcel labeled 'Children's Hospital Medical Center of Northern California' up to Block G (shown on Figure 3).

³ According to the 1987 U.S. Army Corps of Engineers Manual, saturated soil conditions are defined as "a condition in which all easily drained voids (pores) between soil particles in the root zone are temporarily or permanently filled with water to the soil surface at pressures greater than atmospheric" (WTI, 2001).

⁴ "Drainages" as used in this context refer to areas of 'preferential flow paths.' While these areas may convey water during storm events, they are not necessarily contained in a defined bed and bank, which are diagnostic features of a stream.

(*Carex* sp.).

Intermittent Drainages to American Canyon Creek

Intermittent drainages only flow during certain times of year and are located on the northwestern, northeastern, eastern, and southern portions of the property. The drainages on the northeastern, eastern, and southern portions of the property flow south and west into American Canyon Creek. Two ephemeral drainages, which flow only during or immediately after periods of precipitation, in the northwestern portion of the property flow west into unnamed tributaries located off the property. Large drainages, such as those in the northeastern and southern region of the property, flow from seven to eight months of the year, remaining saturated for an additional two months of the year. Smaller drainages, such as those in the northwestern portion of the property, are intermittent, flowing only during and immediately after periods of precipitation.

The longest (approximately 4,700 feet) intermittent drainage on the property flows from the northeastern portion of the property around the eastern portion of the project site and south into American Canyon Creek along the southwestern property boundary. This drainage alternates between areas that are 100 percent vegetated and areas that do not support vegetation and are eroded down to hardpan (a compact layer of hard clay or subsoil). These unvegetated areas can fill with up to two feet of rain and runoff water in the winter months. Vegetated portions of intermittent drainages support seep monkey flower, iris-leaved rush, water cress, cow clover (*Trifolium wormskjoldii*), bugle nettle (*Stachys ajugoides*), and rabbit's foot grass.

American Canyon Creek

American Canyon Creek is indicated on the USGS map as a blue line creek, the reach of this drainage on the project site dries completely by the late-summer months in most years, and functions more like an intermittent drainage rather than a perennial creek. Reaches of American Canyon Creek approximately ¼ mile upstream of the project site are spring fed and cause local areas within the stream to form pools or remain saturated.

Isolated Wetlands

Isolated wetlands are those wetlands that are hydrologically removed from other wetland areas on the project site. Isolated wetlands are located in the northwestern, western, and southern portions of the property. Most isolated wetlands on the property are small areas that hold rain or runoff water during rainy months of the year, forming small pools. However, some of the wetlands do not receive enough rain or runoff to hold water, but do support saturated soils at the surface during the winter months. Isolated wetlands support plant species such as water starwort (*Callitriche* sp.), hyssop loose strife (*Lythrum hyssopifolia*), iris-leaved rush, meadow barley, curly dock (*Rumex crispus*), and cocklebur (*Xanthium strumarium*).

Sag Ponds and Man-Made Pond

Sag ponds are natural pools that formed as a result of geologic slumping of heavy clay soils. Where clays are embedded on top of more solid materials, such as rock interfaces, water seepage occurs at the interface between the two layers. This promotes a decrease in friction between the two substrates, allowing the clays to move downhill with gravity. The settled clays leave 'sags' where they moved out of the hillsides in a downwater movement. The clays also settle in a position that is less steep. Thus, slide areas can have more level plateaus. Sliding clays in the northern portion of the property have formed small depressions that in turn contain water in these low permeable clay soils. Five sag ponds are located on slopes at the northern end of the property. One of the sag ponds may have been enhanced by a past landowner in hopes of creating a larger stock pond for his cattle (Monk and Associates, 2003). These sag ponds on the property have decreased 30 to 40 percent in size between the surveys of the property in 1996 and in 2002 (Monk and Associates, 2003) due to land movement and soil deposition. Vegetation within the sag ponds includes aquatic buttercup (*Ranunculus aquatilis*), water starwort, as well as other wetland species such as cocklebur and curly dock.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
California Department of Fish and Game, SF Regional Water Quality Control Board, U. S. Army Corps of Engineers, U.S. Fish and Wildlife Service

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Mitigation measures identified in this document would reduce all potential impacts to less-than-significant levels.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

Is the project consistent with:	YES	NO	N/A
a) Regional and Subregional Plans and Policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) LAFCOM Plans and Policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

California Department of Fish and Game
 SF Regional Water Quality Control Board
 Agricultural Commission

Other Agencies Contacted

U. S. Army Corps of Engineers
 U. S. Fish and Wildlife Service
 City of American Canyon

MITIGATION MEASURES:

- None Required.
- Identified By This Study - Unadopted (see attached Draft Project Revision Statement).
- Included By Applicant As Part of Project (see attached Project Revision Statement).
- Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List).

BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resources Maps, the other sources of information listed in the file and within this document, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and visits to the parcel.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Mary Doyle, Principal Planner
 Site Review: M. Doyle, C. Aubrey
 Planning/Zoning Review: M. Doyle, C Aubrey

Date: November 2002
 Date: January 2003
 Date: November 2002

PRELIMINARY DETERMINATION:

- No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
- A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: April 2004

BY: M. Doyle

DETERMINATION. (by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

12/14/04

Date

R. DATTZICK LOWE

Printed Name

Napa County Conservation, Development and
Planning Department

For