



California Department of Forestry and Fire Protection

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Bill Solinsky
CAL FIRE, Resource Management
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Subject: Notice of Preparation of a Draft Environmental Impact Report Davis Family Estates Lommel Vineyard Project January 21, 2015

The California Department of Forestry and Fire Protection (CAL FIRE) is the Lead Agency and Napa County is a Responsible Agency for the preparation of an Environmental Impact Report (EIR) for the Davis Family Estates Lommel Vineyard Project (Proposed Project) in compliance with the California Environmental Quality Act (CEQA). Consistent with CEQA Guidelines Section 15082, CAL FIRE, as Lead Agency, has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared. The purpose of the NOP is to describe the Proposed Project and potential environmental effects in order to allow agencies and interested parties to provide input on the scope and content of the EIR. A copy of this NOP and the figures referenced herein is provided on CAL FIRE's website: http://calfire.ca.gov/resource_mgt/resource_mgt_EPRP_PublicNotice.php. Comments on this NOP are due to CAL FIRE by 5:00 PM on February 20, 2015.

Project Summary

The purpose of the Proposed Project is to convert approximately 5.16 gross acres of timberland to 3.46 net acres of commercial vineyard (Project Site). The Project Site is located within an approximately 41-acre property identified as Napa County assessor's parcel number (APN) 021-010-074. A Timberland Conversion Permit (TCP) is required for the Project Site, which triggers preparation of a CEQA document for the Proposed Project. Given the potential for environmental impacts, an Environmental Impact Report (EIR) is being prepared. A Napa County Erosion Control Plan (ECP) is also required for the Proposed Project. The environmental impacts of the TCP, the ECP, and the development of the vineyard on the Project Site will be evaluated against the CEQA baseline of the Project Site.

In addition, a Timber Harvest Plan (THP) is being prepared concurrently for the harvest of the same 5.16± acre Project Site and will be processed separately by CAL FIRE. The THP will be evaluated by CAL FIRE through a CEQA equivalent process consistent with the Forest Practice Rules. The EIR will include the THP, the TCP, and the ECP as attachments.

Project Location

The Project Site is located on an approximately 41-acre property within a portion of Section 3 Township 8N Range 6W of the Mount Diablo Base and Meridian (MDBM) and Section 34 Township 9N Range 6W of the MDBM. The property is a single parcel which is identified as Napa County APN 021-010-074. The property is located at 58-Lommel Road, roughly 4 miles east of the City of Calistoga in northern Napa County, California, as shown in **Figure 1**. Land uses in the vicinity of the property include a campground, a luxury resort and spa retreat, a winery, rural residences, vineyards, and open space. Property elevations range from approximately 405 feet to 805 feet above mean sea level. Soils on the property are predominantly Boomer gravelly loam, with Hambright Rock outcrop

complex, Perkins gravelly loam, and Riverwash. The slopes on the Project Site range from 15 to 30 percent. The property is located within the Ritchie Creek watershed (Calwater 2206.500203), and at least one watercourse is present on the property. A portion of the watercourse will be piped below the vineyard blocks as detailed in the ECP. A map of the property with the Project Site identified is included as **Figures 2 and 3**.

As part of the EIR process, a report on the biological resources within the Project Site and immediate surrounding area within the 41-acre property has been prepared. The following two habitats have been identified to date within the property: Mixed Oak Woodland Alliance and Douglas Fir (Madrone) Alliance. Impacts to these habitats, in particular to the oak habitat, will be addressed in the EIR.

General Plan/Zoning Designations

The Project Site is zoned Agricultural Watershed (AW).

Project Description

The Proposed Project will convert approximately 5.16 acres of timberland to a commercial vineyard within a 41-acre property. The 5.16± acres constitute the Project Site and the total area to be converted to vineyard (3.46± net acres). Six vineyard blocks are proposed for development on the Project Site (**Figure 3**); vineyard blocks would be accessed via existing roadways and trails. The vineyard blocks will include wine grape vines as well as internal farm avenues and space for vineyard maintenance operations; therefore, the net area of the vineyard will be approximately 3.46 acres. The establishment of the vineyard as part of the Proposed Project is consistent with the current Napa County zoning designation of Agricultural Watershed (AW).

The Project Site is not located within a Timberland Production Zone (TPZ). However, since the Proposed Project would convert “non-TPZ timberland to a non-timber growing use” through timberland operations in which “future timber harvests will be prevented or infeasible because of land occupancy and activities thereon,” a TCP and approval is required from CAL FIRE consistent with the Z’Berg-Nejedly Forest Practice Act (Division 4, Chapter 8, Public Resources Code) and California Forest Practice Rules (Title 14, California Code of Regulations). CAL FIRE will therefore be the CEQA Lead Agency on the EIR.

Harvested timber would be processed on-site using a portable mill. All non-merchantable trees and vegetation would be removed, chipped, and/or burned on-site, consistent with CAL FIRE, Napa County, and San Francisco Bay Air Quality Management District standards. Suitable forest products such as lumber, chips, etc. would be marketed as appropriate. Wood products leaving the site would be limited to transport on 3-axle trucks and would not require the use of logging trucks. Material leaving the site would exit via Lommel Road. No new roads, except internal farm avenues within the new vineyard, would be built. As a result of implementation of the ECP and the Forest Practice Act, post-project sediment erosion conditions and peak hydrological runoff are projected to be below pre-project conditions; these aspects are detailed in the hydrological report and sediment report that have been prepared for the Proposed Project and will be included with the EIR as attachments.

Chapter 18.108 of the Napa County Code (Conservation Regulations) requires an ECP be prepared by a Licensed Civil Engineer for the Proposed Project and approved by Napa County because slopes on the Project Site are greater than 5 percent. Consequently, Napa County will be a Responsible Agency for the EIR.

Environmental Factors Potentially Affected

Anticipated impacts of the Proposed Project on the following list of resource areas will be analyzed in the EIR per CEQA Guidelines (Title 14 CCR Division 6, Chapter 3). The impacts of the Proposed Project will be determined by evaluating against the CEQA baseline, which is the Project Site as it currently exists (prior to the THP).

Aesthetics: The Project Site is located within the viewshed of vehicles traveling on Lommel Road. An analysis of potential impacts to aesthetics from the Proposed Project will be provided in the EIR.

Agriculture and Forestry Resources: The impacts of the Proposed Project to these resources will be a primary subject of the EIR. An analysis of impacts to agricultural and forestry resources in the vicinity of the Project Site and local region will be included in the EIR.

Air Quality: Non-merchantable trees and vegetation will be removed, chipped, and/or burned on-site, consistent with Napa County and San Francisco Bay Air Quality Management District standards. An analysis of potential impacts to air quality from the Proposed Project will be provided in the EIR.

Biological Resources: An analysis of potential impacts to biological resources as a result of the construction and operation of the Proposed Project will be provided in the EIR.

Cultural Resources: A preliminary cultural resources survey of the Project Site did not identify any significant historic or cultural resources on the Project Site. Further analysis of potential impacts to cultural resources as a result of the Proposed Project will be provided in the EIR.

Geology/Soils: An ECP is required to be prepared for the Proposed Project, which includes erosion control measures to be implemented during construction and operation of the vineyard. Further analysis of potential impacts to local geology/soils will be provided in the EIR.

Greenhouse Gas Emissions: An analysis of potential impacts due to the Proposed Project's greenhouse gas emissions attributed to construction, operation, and canopy removal will be provided in the EIR.

Hazards and Hazardous Materials: An analysis of hazards and hazardous materials as they pertain to construction and operation of the Proposed Project will be provided in the EIR.

Hydrology/Water Quality: The project proposed to pipe ephemeral drainages below vineyard blocks. An analysis of impacts from the Proposed Project to local hydrology and water quality will be provided in the EIR. Particular attention will be paid to the Napa River Section 303(d) standards.

Land Use/Planning: No significant impacts are anticipated. As stated above, the Proposed Project would result in the development of a vineyard within the 5.16-acre Project Site, which is consistent with the current Napa County zoning designation, Agricultural Watershed. An analysis of impacts to land use/planning due to the Proposed Project will be provided in the EIR.

Mineral Resources: No known mineral resources that are of State, regional, or local value are identified on or within the vicinity of the Proposed Project site, and therefore no significant impacts are anticipated. No further analysis will be provided in the EIR.

Noise: No significant impacts are anticipated. However, an analysis of noise impacts to the Project Site and vicinity as a result of construction and operation of the Proposed Project will be provided in the EIR.

Population/Housing: The Proposed Project would not induce substantial population growth and would displace neither existing housing nor people; therefore, no significant impacts are anticipated. No further analysis will be provided in the EIR.

Public Services: The Proposed Project would not result in a substantial increase of demand on public services, and therefore no significant impacts are anticipated. No further analysis will be provided in the EIR.

Recreation: The Proposed Project would not include construction of any recreational facilities and would not increase the use of existing recreational facilities. However, there is an existing campground immediately adjacent to the property boundary that may be impacted by the Proposed Project. Therefore, an analysis of impacts to recreational facilities will be provided in the EIR.

Transportation/Traffic: No new roads, except internal farm avenues within the 5.16-acre Project Site, will be built. An analysis of transportation/traffic issues as they pertain to construction and operation of the Proposed Project, including the off-site hauling of logs due to the THP, will be provided in the EIR.

Utilities/Service Systems: The Proposed Project would not result in any additional demands on utilities and service systems. Groundwater will be pumped from an existing on-site well and serve as the irrigation water source, and no wastewater will be generated. Therefore, no significant impacts are anticipated, and no further analysis will be provided in the EIR.

Mandatory Findings of Significance: A complete analysis of mandatory findings of significance, including cumulative impacts of the Proposed Project, will be provided in the EIR.

In order for your comments to be considered, please submit your written comments no later than **5:00 PM** on **February 20, 2015** to:

Bill Solinsky
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P.O. Box 944246
Sacramento, CA 94244-2460

Email: SacramentoPublicComment@fire.ca.gov (Please include "Davis Lommel Vineyard" in email subject line).

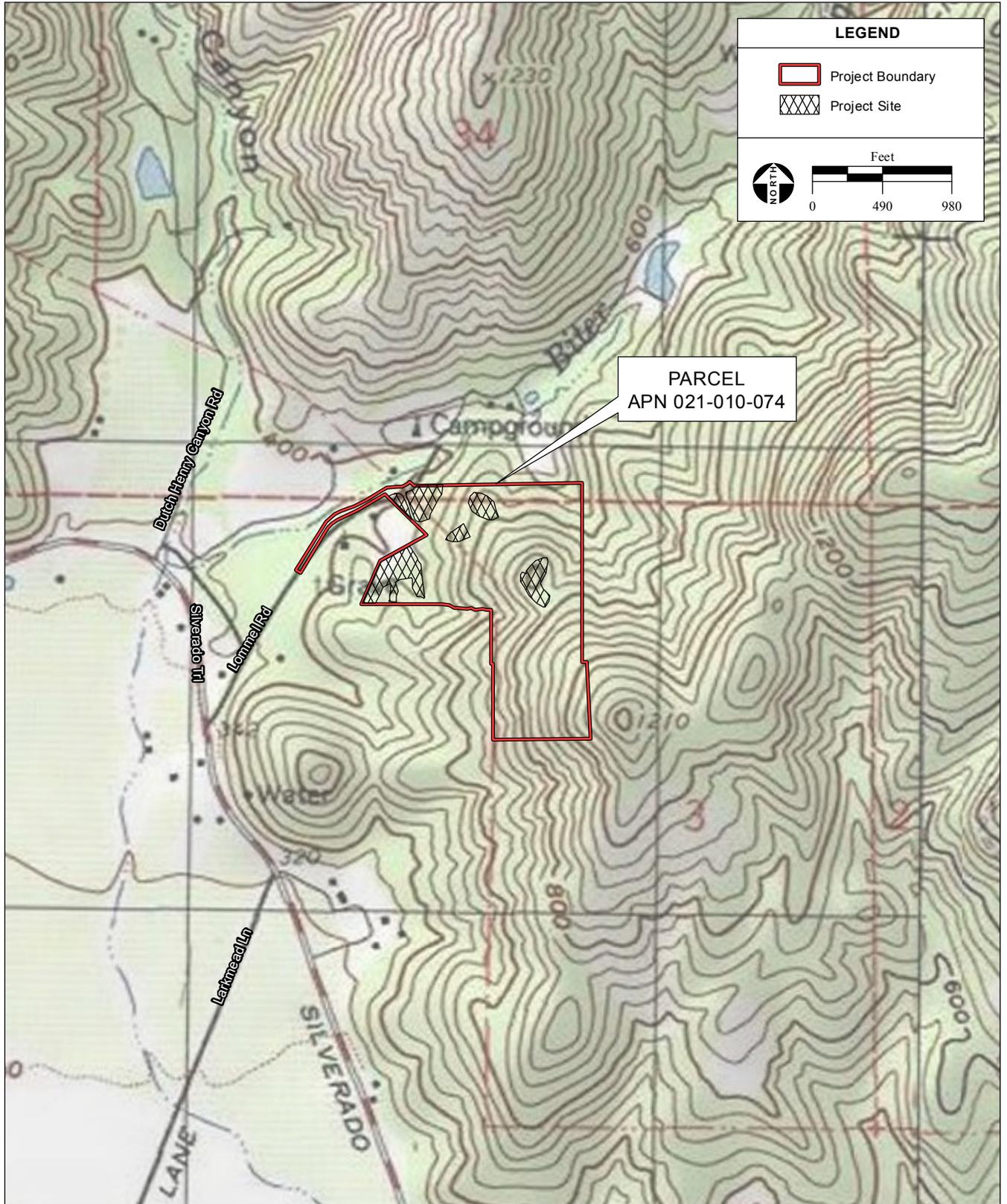
Comments by Fax will not be accepted.



SOURCE: ESRI Data, 2013; AES, 2013

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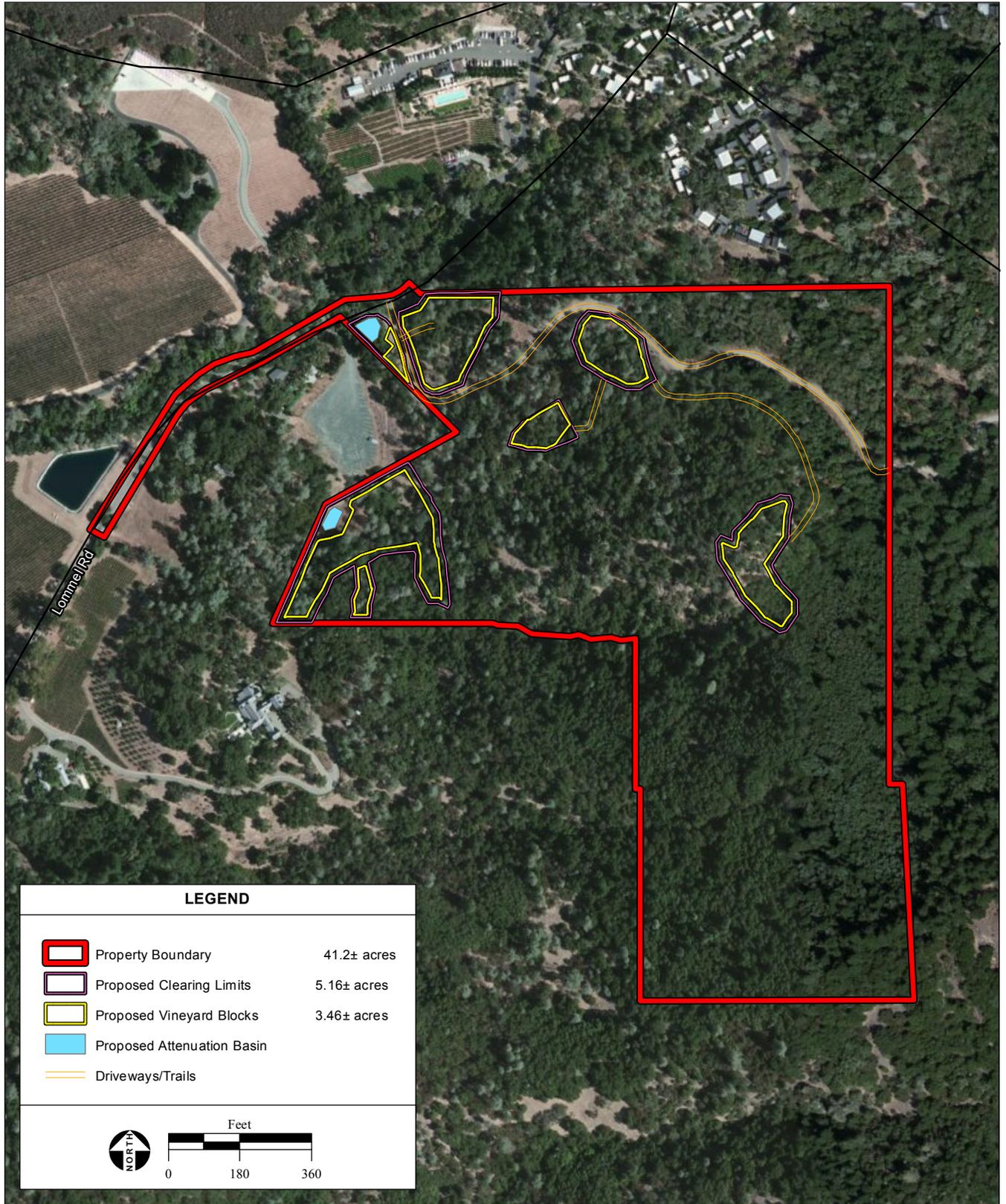
Figure 1
Regional Location



SOURCE: "Calistoga, CA" USGS 7.5 Minute Topographic Quadrangle,
 T8N, R6W, Section 3, Mt. Diablo Baseline & Meridian;
 ESRI Data, 2013; AES, 2015

Davis Family Estates Lommel Vineyard Project NOP / 213510 ■

Figure 2
 Site and Vicinity



SOURCE: Microsoft aerial photograph, 11/2/2010; ESRI Data, 2013; AES, 2015

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Figure 3
Project Site Boundary