

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Maxville Vineyard Conversion Agricultural Erosion Control Plan (ECP) - P23-00130Lead Agency: County of NapaContact Person: Dana MorrisonMailing Address: 1195 Third Street, Suite 210Phone: 707 253-4437City: NapaZip: 94558County: Napa**Project Location:** County: NapaCity/Nearest Community: Saint HelenaCross Streets: Chiles Pope Valley Road and Lower Chiles Valley RoadZip Code: 95474Longitude/Latitude (degrees, minutes and seconds): 38 ° 34 ' 3.626 " N / -122 ° 22 ' 17.182 " W Total Acres: 1025Assessor's Parcel No.: 025-020-023, 025-020-027 and 025-020-028Section: 1 Twp.: 08N Range: 05W Base: MDMWithin 2 Miles: State Hwy #: NoneWaterways: Creeks: Maxwell, Chiles, Hardin, Moore, and Uncle JohnAirports: NoneRailways: NoneSchools: None**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Agricultural Erosion Control Plan**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☒ Other: Agricultural Erosion Control Plan**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Zoning: Agricultural Watershed; General Plan: Agriculture, Watershed and Open Space; present land use: agriculture, winery, residential, and open space**Project Description:** (please use a separate page if necessary)

MAXVILLE VINEYARD: VINEYARD CONVERSION - ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECP) #P23-00130-ECP, for the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures for conversion to vineyard of 56.2 gross acres of new vineyard (i.e., development area, proposed clearing limits) with 42 net planted acres in ten vineyard blocks (Blocks A through J) [reduced from original request of 83.5 acres and 14 blocks] of gentle to steeply sloped land (5-37% slope, with an average slope of 20% with 1.7 acres occurring on slopes over 30%) consisting of coast live oak woodland (2.8 acres out of 111.27 acres), oregon white oak woodland (0.8 acres out of 33.78 acres), blue oak woodland (6.9 acres out of 216.12), mixed oak forest (0.1 acres out of 121.43 acres), wild oat grassland (43.5 acres out of 301.65 acres), walnut orchard (0.15 acres out of 0.15 acres) and ruderal land (1.9 acres out of 30.55 acres) located within the Napa River Watershed (Chiles Creek) and the Sacramento River Watershed (Maxwell Creek - located within the Lake Hennessey Sensitive Domestic Water Supply Drainage) located on approximately 1,025 acres split across three (3) parcels (Assessors Parcel Numbers [APNs]: 025-020-023-000, 025-020-027-000, and 025-020-028-000). The project also includes 32.4 acres identified for permanent preservation in addition to the 520 acres already in a Forever Wildland Conservation Easement under the oversight of the Napa County Land Trust.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☒ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☒ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2025 Ending Date December 8, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>HD Vine</u>	Applicant: <u>Property Owner - Koko Nor Corporation</u>
Address: <u>427 Mendocino Ave, Suite 100</u>	Address: <u>4105 Chiles Pope Valley Road</u>
City/State/Zip: <u>Santa Rosa, Ca, 94558</u>	City/State/Zip: <u>Saint Helena, Ca, 94574</u>
Contact: <u>Coda Rainsford</u>	Phone: <u>510-508-4228</u>
Phone: <u>707-533-3551</u>	

Signature of Lead Agency Representative: Dana Morrison

Digitally signed by Dana Morrison
Date: 2025.11.06 14:31:46 -08'00'

Date: 11/6/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.