

INTRODUCTION TO THE SUPPLEMENTAL DRAFT EIR

In December 2006, a Draft Environmental Impact Report (DEIR) for the proposed Upper Range Vineyard Project–Rodgers Property (“Project”) was prepared pursuant to the California Environmental Quality Act. The project site is comprised of 161 acres of privately-owned land located east of Silverado Trail in unincorporated Napa County, known as the Rodgers Property in Napa County, California. Napa County is the Lead Agency for the Project. The DEIR was made available for the required 45-day review period beginning December 8, 2006 and ending on January 22, 2007.

Subsequent to the distribution of the DEIR, the County determined that the loss of serpentine grassland and native perennial grassland that would occur with the proposed Upper Range Vineyard (Rodgers) Project could contribute to a significant County-wide cumulative impact. Feasible mitigation measures to address this impact have not been identified because of the unlikelihood that the lost acreage could be successfully replanted (due to the absence of appropriate soils and the continued presence of cattle grazing), and the project proponent’s inability to ensure long-term preservation of remaining populations of the endemic grasses on-site due to their poor quality and discontinuous nature. As a result, the project would result in a significant and unavoidable cumulative impact unless it were redesigned to avoid the grassland areas, as provided for in the Resource Conservation Alternative described in Chapter 6. Furthermore, while the County has determined that the loss of 121 acres of oak woodland would have no significant adverse biological impacts at the project level due to the retention of wildlife corridors, protection of water resources, and the lack of special status species identified in the areas targeted for loss, the loss of oak woodland could noticeably contribute to a cumulatively significant impact, requiring mitigation. Mitigation may include restoration/replacement or protection of comparable oak woodlands from development at a 2:1 ratio. Based on these determinations, this Supplemental Draft EIR has been prepared and is being recirculated pursuant to State CEQA Guidelines Section 15088.5.

Pursuant to the CEQA Guidelines, a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (*State CEQA Guidelines* Section 15088.5).

The following sections of the DEIR have been revised and are being recirculated for public review, with changes noted in ***boldface italics*** and strike-through fonts:

Chapter 2 – Summary: Table 2-1 has been revised to incorporate impacts and mitigation related to loss of serpentine grassland, native perennial grassland and oak woodland.

Chapter 4.1 - Biological Resources: The Regulatory Framework (Section 4.1.3), and Potential Impacts and Mitigation (Section 4.1.5) discussions have been revised to relative to sensitive grasslands and oak woodland.

Chapter 5 – Other CEQA Required Discussions: This chapter has been revised to address cumulative impacts related to biological resources (Section 5.2.1) and unavoidable significant effects (Section 5.4).

Chapter 6 – Alternatives to the Proposed Project: Sections 6.1.2, 6.2.1 and 6.3 of the alternatives analysis have been revised to address the degree to which Project alternatives would affect the biological resources (grassland and oak woodland) on the project site. In addition, the Resource Conservation Alternative (RCA) has been modified to establish a 30-foot natural buffer within Vineyard Block 14 in the areas adjacent to the existing native perennial grassland area. This would allow for retaining the southern portion of Vineyard Block 14 while continuing to preserve the sensitive native perennial grassland area.

Chapter 7 – References: Section 7.4 has been added to include references cited in the Supplemental Draft EIR.

Appendix E: This is a new appendix clarifying the analysis of erosion/sedimentation and hydrology presented in the Draft EIR in response to comments received in January 2007.

Appendix F: In the time that has elapsed since publication of the Draft EIR for this project, Napa County has adopted an updated General Plan. Appendix F contains an analysis of the proposed project's compatibility with relevant new General Plan policies.

Napa County has filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse indicating that this Supplemental Draft EIR for the Upper Range Vineyard Project (Rodgers Property) was completed and is available for review and comment by the public and interested parties, agencies, and organizations.

The Supplemental Draft EIR will be available for review for a period of 45 days, as required by CEQA. Written comments on the Supplemental Draft EIR may be submitted to the Project Planner, at the address shown below by **October 20, 2008**.

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1195 Third Street, Suite 210
Napa, CA 94599-3092
Attn: Mary Doyle
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While reviewing the Supplemental Draft EIR, reviewers should limit their comments to the additional information and revisions as contained in the Supplemental Draft EIR, which are indicated via the use of ***bold face italics*** and ~~strike-outs~~, except in the case of the wholly new sections (Appendix E and Appendix F).

Following the close of the public comment period for the Supplemental Draft EIR, responses to comments on the Supplemental Draft EIR will be prepared and published along with the responses to comments on the previously circulated DEIR. The DEIR text and appendices, Supplemental Draft EIR sections, together with the responses to comments document and any necessary text revisions, will constitute the Final EIR. The Final EIR will be available to the public before the County considers certifying the document. After the Final EIR is certified, the County will consider the Project for approval.