

# Attachment F

## Public correspondence as of July 31, 2023

**From:** [Laurie Claudon](#)  
**To:** [Cottrell, Anne](#); [Pedroza, Alfredo](#); [Gregory, Ryan](#); [Gallagher, Joelle](#); [Gregory, Ryan](#); [Bordona, Brian](#)  
**Subject:** Attached Letter  
**Date:** Saturday, July 29, 2023 7:39:30 AM  
**Attachments:** [Letter to Planning & BOS-7-28-2023-LC.docx](#)

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[External Email - Use Caution]

Good Morning All,

Please find my letter of yesterday with a few updates attached to this email. This format facilitates reading, printing and including with other comment letters.

I hope you enjoy your day,

Laurie

Laurie Claudon  
"Show up and be kind."  
Malcolm Felix

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**Clark-Claudon Vineyards**  
**P.O. Box 15**  
**St. Helena, CA 94574**  
**O - 707-965-9393**  
**M - 707-484-3915**  
**[www.clarkclaudon.com](http://www.clarkclaudon.com)**

**From:** [Yvonne Baginski](#)  
**To:** [Pedroza, Alfredo](#); [Ramos, Belia](#); [Anne Cottrell](#); [Joelle Gallagher](#); [Bordona, Brian](#); [Gregory, Ryan](#)  
**Subject:** Coline and south county.  
**Date:** Sunday, July 30, 2023 12:56:27 PM

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[External Email - Use Caution]

Good morning.

I think the hardest part about advocating for policy changes is the glacial rate of anything different happening. Yet, we all know how limited our time is to make the changes necessary for our children, and grandchildren. Twenty years ago, while I was in graduate school, scientists told us that the climate crisis was inevitable because no one believed their predictions. Now, we believe, but progress is thwarted by bureaucratic tangles and heavy lobbying by those invested in financial gain.

Now we are in the climate crisis. I have attended numerous classes/seminars/workshops on this issue. It is stressed over and over again, that the most effective change is LOCAL change. Yet, here we are. The world is heating up, and Napa County politicians are continuing on as if it was the 1970's

I am asking that each of you do something different. The Coline Vineyard cannot expand. The forecasted destruction (if this is allowed to move forward) is unacceptable. It is not in the public interest. The points made by the Center for Biological Diversity are relevant and contain enough information to put a halt to this endeavor. Please don't let Coline move forward in this expansion.

Secondly, I am asking that the south county land area that is now zoned for industrial development be reconsidered for conservation easements. This is actually the most biologically diverse area in the county, yet it was zoned industrial for the benefit of the local wineries and investors back in the 1990s. They are now cashing in on what was the promised return on their investments. Except, now the times have changed. We are more aware of the importance of grasslands, setbacks, open space and wildlife corridors. If the building is permitted to continue at its current rate in south county, there will be no place left for wildlife to survive. The habitats of numerous species will be annihilated.

We need to do it differently.

I understand David Morrison will now be allocated a "special projects" position and one of his new responsibilities will be a climate action plan for the county. The completion of such a plan is at least one year away. Probably more. I don't believe we have that kind of time anymore. I reviewed the previous climate action plan (the one that was never approved by the BOS), and wonder why no one moved forward with that one.

Please reconsider the impact of your decisions on future generations. Let's hope there will be future generations.

I am asking for a no vote on Coline, and a task force to be appointed to develop a conservation plan for south county wildlife.

Thank you,

Yvonne Baginski

**From:** [ruralangwin](#)  
**To:** [Bordona, Brian](#)  
**Cc:** [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com)  
**Subject:** Comments on Le Colline Appeal Via post card  
**Date:** Friday, July 21, 2023 12:38:27 PM

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[External Email - Use Caution]

Brian,

Checking in with you to see if you have any questions for me regarding the post card comments sent to you in the Le Colline appeal. As you know, post cards are requested to be included in the public comment section of the agenda item and available in their entirety for the Board of Supervisors to review.

Please feel free to reach out should you have any questions.

Thanks,

Kellie Anderson



**From:** [PublicComment](#)  
**To:** [- Board of Supervisors](#)  
**Cc:** [Morrison, David](#); [CRAIG, REBECCA \(Becky\)](#); [Bratton, Sheryl](#); [Bordona, Brian](#); [Ryan, Patrick C.](#); [Parker, Michael](#); [Anderson, Laura](#); [Cossen, Erin](#); [Elo, Jasmine](#); [Doyle-Stevens, Leah](#); [Espinosa, Ximena](#); [Tijero, Jesus](#); [Cooper, Paulette](#); [Hoskins, Neha](#); [Williams, Anthony](#); [Upton, Janet](#)  
**Subject:** FW: Le Colline - Support of Appeal  
**Date:** Monday, July 24, 2023 4:18:23 PM  
**Attachments:** [image003.png](#)  
[image005.png](#)  
[image006.png](#)

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Please see the below public comment on the Le Colline appeal.

**This is a Brown Act Communication, please do not reply all.**



**Neha Hoskins**

**Admin Manager/Clerk of the Board**

Pronouns: She/Her/Hers ([why this matters](#))

Napa County Executive Office

1195 Third Street, Suite 310 | Napa, CA 94559

Phone: 707-253-4580

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**From:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Sent:** Monday, July 24, 2023 3:43 PM  
**To:** PublicComment <[publiccomment@countyofnapa.org](mailto:publiccomment@countyofnapa.org)>  
**Subject:** FW: Le Colline - Support of Appeal

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**From:** Beth Milliken <[beth@spottswoode.com](mailto:beth@spottswoode.com)>  
**Sent:** Wednesday, July 19, 2023 4:59 PM  
**To:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Subject:** Le Colline - Support of Appeal

**[External Email - Use Caution]**

Dear Brian,

I write to ask you to please accept and consider my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the EPA and uphold the appeal of this project. The significant impacts of this development to the Conn Creek Watershed, Linda Falls and Lake Hennessey simply cannot be mitigated. Once removed, forest and all of its benefits to the natural environment are gone forever, irreplaceable.

Thank you in advance for your consideration of my request that the appeal be upheld. This project is utterly inappropriate along what is currently a pristine stretch of Conn Creek, and it is simply impossible to mitigate the significant environmental impacts that will result should this vineyard development were to be allowed.

Sincerely,

Beth

Beth Novak Milliken

*President & CEO*

**SPOTTSWOODE**

**SPOTTSWOODE ESTATE VINEYARD & WINERY**

*1902 Madrona Avenue • St. Helena CA 94574*

*707/963-0134, x116 • [spottswood.com](http://spottswood.com)*



*Please paws before printing. – Riley*





**From:** [Ramos, Belia](#)  
**To:** [Anderson, Laura](#); [Bordona, Brian](#)  
**Subject:** Fwd: Opposition to Le Colline Vineyard Project  
**Date:** Thursday, July 13, 2023 11:25:08 AM

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Get [Outlook for iOS](#)

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**From:** BETH BROWN <beth-m-brown@comcast.net>  
**Sent:** Friday, July 7, 2023 10:16 AM  
**To:** Gallagher, Joelle <joelle.gallagher@countyofnapa.org>; Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Cottrell, Anne <anne.cottrell@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>  
**Subject:** Opposition to Le Colline Vineyard Project

[External Email - Use Caution]

Dear Supervisors,

I'm emailing you to voice my strong opposition to the Le Colline Vineyard Project. This project proposes to take an 88-acre property adjacent to the Linda Falls Preserve in Angwin and clear 34 acres for vineyards, associated access roads and staging areas. The actual impacts of this project will be felt well beyond the 34 deforested acres.

The reasons behind my objections are these:

- I do not feel confident that the applicant or anyone working on the site will follow the numerous mitigation measures proposed to protect air quality during construction, timber harvest, land clearing and land movement, or that construction will not increase traffic volumes on local roadways, resulting in increased carbon emissions.
- Due to the number of other projects currently proposed and in development, I lack faith that the county has the bandwidth to inspect the site on a regular basis to ensure that the proposed mitigations are being followed and enforced.
- I don't believe that a pre-construction nesting bird survey conducted two weeks prior to groundbreaking is sufficient to render it harmless to sensitive species in the area. These species include frogs, bats, falcons and owls. In addition, I don't feel the applicant can be trusted to voluntarily resurvey the area if construction activity ceases for five days or more during bird breeding seasons in case any nests have been established in the interim.
- I believe that the greenhouse gas emissions from the operation of the proposed project and its potential to exacerbate global climate change is significant.
- The proposed project would substantially degrade the existing visual character of the site and its surroundings.

The Linda Falls Preserve is home to a spectacular waterfall. It is a natural wonder and a destination for thousands of hikers each year. In plain language, Angwin does not need another vineyard or another winery. We cannot continue to allow profit to triumph over our fragile environment, with development posing serious safety hazards to our ecosystem,

animals, and humans.

I am in favor of the No Project Alternative. Leave the property in its existing state as partially-forested with areas of shrubland and grassland with no vineyard development and no timber harvest.

Thank you.

Beth Brown

**From:** [Mike Hackett](#)  
**To:** [mike.hackett](#)  
**Subject:** Fwd: Save Linda Falls Watershed!  
**Date:** Monday, July 24, 2023 9:53:41 AM

[External Email - Use Caution]

Sent from my iPhone

Begin forwarded message:

**From:** Save Napa Valley Foundation <[info@savenapavalleyfoundation.org](mailto:info@savenapavalleyfoundation.org)>  
**Date:** July 24, 2023 at 9:16:57 AM PDT  
**To:** Mike Hackett <[mhackett54@gmail.com](mailto:mhackett54@gmail.com)>  
**Subject:** Save Linda Falls Watershed!  
**Reply-To:** Save Napa Valley Foundation <[info@savenapavalleyfoundation.org](mailto:info@savenapavalleyfoundation.org)>

[View this email in your browser](#)



# Save Linda Falls Water Shed!

## Say No to Le Colline!

Hello Mike,

A big thank you to all who attended last Monday's Le Colline informational meeting hosted by Save Napa Valley Foundation. Also, kudos to those who stopped at the College Market to chat with Kellie Anderson and support the cause. To say we are heartened by the number of community members who are opposed to the Le Colline project is an understatement.

Aruna Parbhala, attorney with The Center for Biological Diversity (CBD) has provided [this summary](#) of the CBD's concerns about the project. This summary reflects the basis of their appeal. You can use this information in your comment letters to Napa County planning staff and Board of Supervisors.

## Next Steps

### #1 Send an Email to County Planning Staff and Board of Supervisors

Please cut and paste the message below into an email using the information from the CBD Concerns Document. Include any other personal concerns you have about the project.

Dear

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated.

The bottom-line is that this vineyard is proposed in the wrong place at the wrong time with only one winner while all else is on the losing end.

Sincerely,  
Your name and Zip Code

#### **Contact details:**

#### **Planning Department:**

Brian Bordona  
[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)

#### **Board of Supervisors:**

Joelle Gallagher  
[Joelle.Gallagher@countyofnapa.org](mailto:Joelle.Gallagher@countyofnapa.org)  
707-253-4828

Ryan Gregory  
[Ryan.Gregory@countyofnapa.org](mailto:Ryan.Gregory@countyofnapa.org)  
707-259-8276

Anne Cottrell  
[Anne.Cottrell@countyofnapa.org](mailto:Anne.Cottrell@countyofnapa.org)  
707-253-4827

Alfredo Pedroza  
[Alfredo.Pedroza@countyofnapa.org](mailto:Alfredo.Pedroza@countyofnapa.org)  
707-259-8278

Belia Ramos  
[Belia.Ramos@countyofnapa.org](mailto:Belia.Ramos@countyofnapa.org)  
707-259-8277

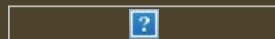
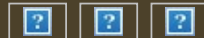
## #2 Save the Date and Attend the Appeal Hearing

Tuesday August 15th, 9 am at  
[1195 Third St, Napa CA 94559](https://www.google.com/maps/place/1195+Third+St,+Napa,+CA+94559)

## #3 Share!

Forward this email to your friends and neighbors and ask them to take action!

With Gratitude,  
Our Community, Environment & Quality of Life



*Copyright (C) 2023 Save Napa Valley Foundation. All rights reserved.*

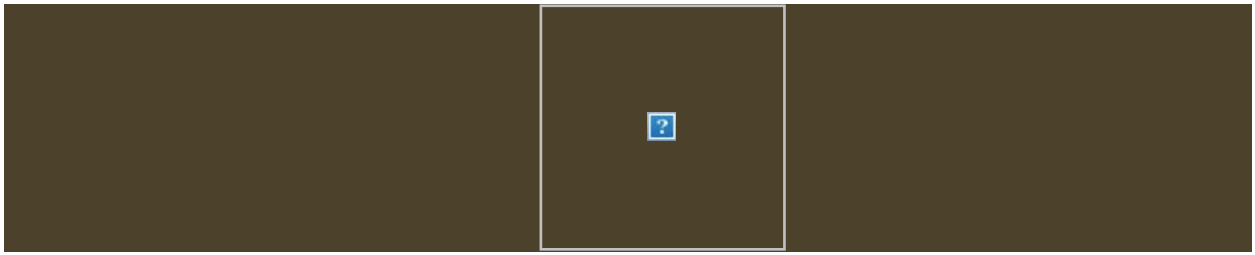
You are receiving this email because you opted in via our website.

Our mailing address is:

Save Napa Valley Foundation 282 White Cottage Rd S Angwin, CA 94508-9619 USA

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)



**From:** [Andrea Jane York](#)  
**To:** [Bordona, Brian](#)  
**Subject:** La Colline Project  
**Date:** Monday, July 24, 2023 11:20:09 PM

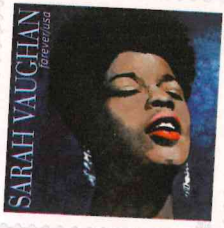
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[External Email - Use Caution]

I'm writing to voice my concerns about the proposed La Colline project. This project will increase fire risk, contribute to climate change, degrade water quality and supply, harm wildlife and habitat and negatively impact Linda Falls preserve. My family has been in the Napa Valley for many generations. Some of the changes I've witnessed in my lifetime alone are horrifying. It would be a tragedy to spoil such a treasured and special place. Please consider the impact carefully and act accordingly. Thank you

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

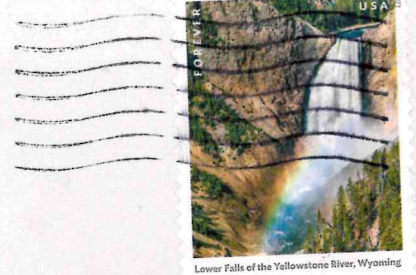
945593048 0014



Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

Dear Planning Services,  
Please, please, please  
stop allowing wildland  
destruction for agricultural development. Vineyards aren't  
essential for the county's economy - they have become  
a super luxury product for a very few. Clean air and  
water is required by everyone!

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

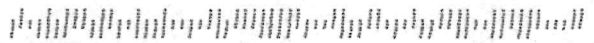


Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

I am against any  
vineyard development  
in the Linda Falls  
area. This pristine  
habitat is an essential  
wild life corridor.

Edie Kausch  
Napa County resident  
707. 738. 9788

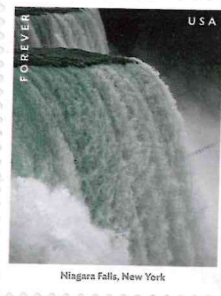
945593048 0014





Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

RECEIVED  
JUL 18 2023  
Napa County Planning, Building & Environmental Services



Niagara Falls, New York

Please protect Linda falls. I have lived here 70 years. Linda falls is a precious natural and community resource that provides water to lake Hennessy.

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

Please Uphold the appeal. Do this for my grandchildren and future generations.  
Ramona Weis  
St. Helena

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

19 JUL 2023 PM 6 L



Mr. Bardonna,  
We don't need any more vineyards. We need the County to protect our precious and dwindling natural resources. The Le Colline project will have devastating impacts on environment, water and quality of life despite what the EIR (paid for by the projects developers!) says. Please deny the EPA and uphold the appeal of this project. Thank you.

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

Beth Brown, Arcata

94559-304899



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

20 JUL 2023 PM 4 L



Lower Falls of the Yellowstone River, Wyoming

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

I have lived in Angwin for 22 years. I attended PUC in the 1970. I have visited the Conn Creek Watershed and Linda Falls many times over the years. Protection of this spiritual area is important to me and my neighbors. The project impacts to the creek, wildlife, forest canopy and entire ecosystem can not be mitigated. The applicant caused harm to an elderly member of our community. He can not be trusted. Please uphold the appeal and reject the project.

\* *Kevin [unclear]* Angwin

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

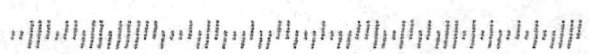


Harrison Wright Falls, Pennsylvania

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

Please stop the vineyard that was approved but will harm wildlife & nature. We have enough grapes & need to protect our rural land.

9455993048 0014



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

I have lived in Angwin, approaching 2 decades and received a package of information from the DiCesaris's which outline the Le Colline Vnds. and I do not believe it is in Angwin's best interest.

Please do not support in anyway this project.

Veteran  
Thomas Northrop  
Angwin Resident



Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

945593048 0014



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

In reading the information given to me, I find this would not be in our community's best interest.

This would be against what Angwin gives us, means to us and what we love about Angwin. Please don't let this project go through it is not in the best interest for the community.

Thank you  
Penny Northrop



Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

945593048 0014



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.



Please do not approve or support the LeColline proposed project

I dont believe it would be beneficial to our community or the environment.

Attn: Brian Bardonna  
Napa County Planing Building and Environmental Services  
1195 Third St  
Napa CA 94559

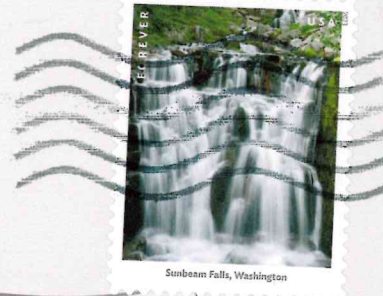
Thankyou  
Max Northrop  
An Angwin Resident

94559-3048 C014



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945  
21 JUL 2023 PM 6 L



Vineyard development at Linda Falls would be disastrous for the Angwin community. My husband grew up in Angwin and has enjoyed the beauty of the trails, including Linda Falls, for many decades. I myself was a resident of Angwin for 13 years. Please preserve the beauty of Linda Falls by NOT developping in this area.

Attn: Brian Bardonna  
Napa County Planing Building and Environmental Services  
1195 Third St  
Napa CA 94559

Sincerely,  
Cherith Mundy, Simi Valley, CA  
Former Angwin resident.

94559-3048999



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

21 JUL 2023 PM 6 L



That this project has received preliminary approval must be a mistake? With so many wineries being approved the loss of land, wild life habitats & bio diversity of this project will be devastating. So much habitat has been destroyed by wild fires that the animals are now coming even into towns to find food. How can this permanent destruction of established forests and ecosystems that remain, be allowed? 22

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

I hope you reconsider the approval & save Linda Falls,

94559-304899

O. Lupton



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

20 JUL 2023 PM 4 L



Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

I have live in  
Napa Co, for  
40 years please  
preserve the forest  
from Agricultural encroachment  
Alexander Henderson Pope Valley

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

25 JUL 2023 PM 3 L



Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

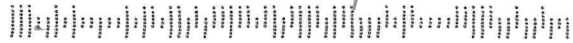
Linda Falls/Conn Creek is a precious natural  
& Cultural Resource.

The FEIR fails to address  
adequately impacts to watershed/ground water/surface  
water/wild life, carbon sequestration, loss of forest  
canopy, and recreational/visual impacts.

Please uphold the Appeal and Deny the Project

\* Dennis H. Myers Answer

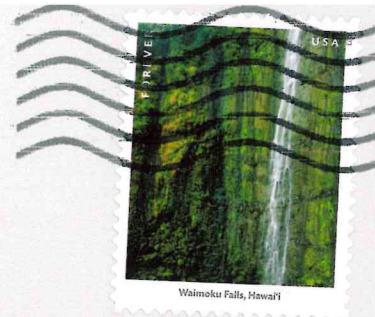
94559-304893



Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

25 JUL 2023 PM 3 L



To Napa County Board of Supervisors,

This is a request to UPHOLD the appeal of Le Colline Vineyard Agriculture Plan (FEIR) and deny the development at or near Linda Falls and the Conn Creek watershed. The Linda Falls area attracts wildlife, recreation, and feeds water supply for Napa County. Any compromise to the protection of this precious, valuable resource is unacceptable.

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

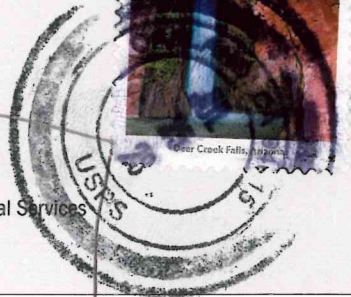
Sincerely,  
Carolyn Sander  
Angwin Resident  
PUC Graduate

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.



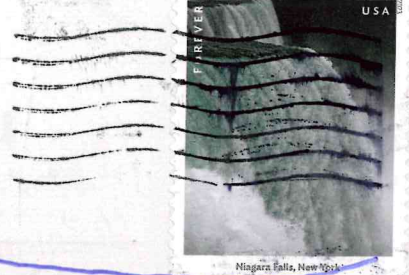
RESPECTFULLY BRIAN BARDONNA,  
PLEASE RESPECTFULLY CONSIDER THE COMMENTS FROM A 50+ YEAR FAMILY RESIDENT OF COLD SPRINGS ROAD MY FATHER FOUGHT LONG AND HARD FOR A 100 FOOT BUFFER BEHIND OUR HOME WHEN THE VINEYARD EAST OF COLD SPRINGS ROAD WAS PUT IN. I DO NOT KNOW THE CURRENT OWNERS BUT I OBSERVE WHAT I CALL GROSS NEGLECT OF THIS BUFFER. IT HAS DRASTICALLY THINNED IN PLACES, THE CURRENT UNDERGROWTH HAS FIRE ENCOURAGING GROWTH INCLUDING SCRUB BURNETT ETC. LARGE TREES OVERHANGING INTO OUR PROPERTY CREATING POTENTIAL HAZARDS. I NOTICE OTHER HOMES HAVE SIMILAR THREATS. WHO GOVERNS THESE SITUATIONS ONCE A VINEYARD IS GRANTED PERMISSION TO ESTABLISH? IT SEEMS THAT ONCE GRANTED AND OWNERS CHANGE CARE IS DISREGARDED.

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559



ANIMALS FEEL SAFE IN FORESTS THAT ARE LARGE ENOUGH TO HIDE IN. CORRIDORS ARE TOO NARROW FOR THEIR SAFETY. I AND A GRADUATING SENIOR BIOLOGIST MAJOR FROM PACIFIC UNION COLLEGE HAVE SEEN A BIG HORN SHEEP WHILE WALKING THE LINDA FALLS TRAIL. OCCASIONAL ANIMAL VISITORS SHOULD FEEL SAFE IN THEIR FOREST.  
THE ARE OTHER ISSUES WHICH I DO NOT FEEL THAT HAVE HAD QUOTE ATTENTION UNQUOTE THESE INCLUDE ROAD USE IN A RESIDENTIAL AREA BY HEAVY TRUCKS, WELL WATER, THE QUALITY OF YOUR DRINKING WATER FROM CONN CREEK INTO LAKE HENNESSEY, NAPA DRINKING WATER.  
PLEASE CAREFULLY CONSIDER THE IMPACT OF THIS PROJECT ON ALL OF NAPA COUNTY AND ITS FUTURE. PLEASE ~~UPHOLD~~ ~~THE~~ ~~APPEAL~~ ~~AND~~ ~~UPHOLD~~ ~~THE~~ ~~FEIR~~ ~~AND~~ ~~CONCERNED~~ NAPA COUNTY LAND OWNER

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.



Dear Mr. Bardonna,  
I would like you to know that I am opposed to the Le Colline Development Project bordering Linda Falls. I know there are water issues with the wells for the residents along Cold Springs Rd. With this development, it will pull more water out and possibly make their wells useless. There is also the effect the development will have on Conn Creek & Linda Falls. Naming a few: eroded soil, water quality changing do to chemical that will go into Lake Hennessy, the effects on wildlife, the beauty of the forest being taken away. The forest doesn't have to be watered, but a vineyard does. The forest collects a lot of water from the fog, & that goes into the ground. The vineyard doesn't do that as well.

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

The forest helps cool the earth, helps dampen noise, & adds beauty for the residents & visitors, I gives wild animals a safe place to live, I could go on more, but I won't. Please help us stop the Le Colline Development.

Thank you,

RECEIVED

JUL 26 2023

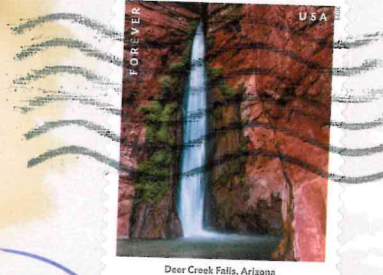
Napa County Planning, Building & Environmental Services

X Valerie Laird 945593048 0014

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. Please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls can not be mitigated.

OAKLAND CA 945

21 JUL 2023 PM 6 L



Please Realize that the whole community of our wine apprise the Le Colline Vineyard development. Please vote against it

Attn: Brian Bardonna  
Napa County Planning Building and Environmental Services  
1195 Third St  
Napa CA 94559

Brian Bardonna  
Napa Co. Planning  
1195 Third St.  
Napa CA 94559

X Hallie Hood 945592026



**From:** [Laurie Claudon](#)  
**To:** [Bordona, Brian](#); [Cottrell, Anne](#); [Pedroza, Alfredo](#); [Ramos, Belia](#); [Gallagher, Joelle](#); [Gregory, Ryan](#)  
**Subject:** Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA  
**Date:** Friday, July 28, 2023 1:04:48 PM  
**Attachments:** [2023.07.21 Le Colline Appeal additional info\[54\].pdf](#)  
[July Update from Le Colline Vineyards.webarchive](#)

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**[External Email - Use Caution]**

Good Morning Brian, Ann, Alfredo, Belia, Joelle & Ryan,

I am aware that this is a long email and that you are very busy people, but please read it in its entirety. I have no personal gain here beyond quality of life, protection of dwindling biodiversity and natural resources in our county and an urgent concern about climate change. I feel strongly that I must raise my voice as Mother Nature continues to raise her's. I hope you will listen.

**Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated. The bottom-line is that this vineyard is proposed in the wrong place at the wrong time with only one winner while all else is on the losing end.**

I have attached the most recent communication from Mr. DiCesari (open by clicking on preview) sent to a swath of Angwin community members. I have also divided it into excerpts that I will be referring to in my comments below.

**1. Le Colline Approval Appealed to Napa County Board of Supervisors; Hearing Set for August 15th @ 9am**

On April 23rd, the Center for Biological Diversity headquartered in Tucson, AZ, appealed Napa County's approval of our project. Because of the appeal, we are forbidden from doing anything on our project for the foreseeable future, including the fire mitigation in and potentially around the conversion areas. With fire season already upon us and approximately 100 tons of February storm damage in our open forestland, we hope to resolve this appeal as soon as possible for everyone's benefit.

As Brian and Ann know, earlier this week I was contacted by two different people who were concerned about chain saws & heavy equipment working at 300 Cold Springs Road where the proposed Le Colline project is located. I contacted both Brian and Ann. They acted quickly and sent staff to intervene if necessary. According to Brian's follow-up, the owner said they were doing snow damage clean up. Consequently, there was no need to intervene.

If the owner was on the up and up he would have no reason to lie. Which is true? He can't do clean up or he was only doing clean up? There "lies" the problem.

Not only is he miss-representing the truth about his legality to do storm clean up and Fire Wise recommended brush removal, but also about how he plans to permanently protect his land as well as save his neighbors & the community from wild fires.

## 2. **Le Colline Adds to Permanently Protected Lands**

The County's approval reduces the size of our vineyard by 20% and places approximately 39.5 acres of forestland into a permanent deed restriction/conservation easement. Much of our property borders the 177-acre Linda Falls Preserve where Linda Falls is located. Le Colline permanently increases the amount of land protected in its natural state in proximity to Linda Falls and Conn Creek from 177 acres to 216.5 acres, an increase of 22%. We are honored to increase the amount of permanently protected lands adjacent to the Linda Falls Preserve, providing increased protection for Conn Creek, Linda Falls and Angwin.

### **THE FACTS:**

Under the current plan, the "permanently protected land" would be placed under a Deed Restriction not a Conservation Easement.

"In most circumstances, a conservation easement is a far better tool for conserving land than a deed restriction." Again, the owners are miss-representing the facts.

### **Summary:** [Deed Restriction Versus Conservation Easement : ConservationTools](#)

Both deed restrictions and conservation easements can be used to restrict the use of land. Each tool is implemented through a written, legal instrument recorded in the public records, and each binds both present and future owners of the land to their terms. **However, the two differ significantly in their ability to protect a property's natural and scenic resources in perpetuity.**

A **conservation easement has many advantages over a deed restriction** in ensuring that land continues to be conserved over time, including but limited to the following:

- Every conservation easement has a holder that has the responsibility to monitor compliance with the easement's restrictions and, if necessary, enforce the easement's restrictions in court. In contrast, **although one or more persons might have the right to enforce a deed restriction, no** one has the duty to enforce or even watch to see that the restriction is respected.
- **A deed restriction may be vacated—essentially undone**—by getting a judge to agree that circumstances have changed and the restriction is no longer appropriate. A judge may or may not do so, but if no one defends the restriction in court, the risk is great. With a conservation easement, the easement holder has an obligation to uphold the easement's conservation objectives.

- **A deed restriction is sometimes simply ignored**; no one notices or cares enough to challenge the violation in court or otherwise. In contrast, a conservation easement has a holder that cares about the protections the easement provides to the land and that is tasked with monitoring compliance with the easement's restrictions.

**A conservation easement is a property interest conveyed by a landowner to a land trust or government entity—a holder. The holder holds rights in the real estate as described in the easement document, those rights consisting chiefly of the power to block actions inconsistent with the easement's conservation objectives. A deed restriction, in contrast, is not a property interest; rather, it is a promise to do or not do certain things with the real estate.** [Deed Restriction Versus Conservation Easement : ConservationTools](#)

**From here the owner falsely presents himself as a fire protection hero:**

### **3. Le Colline Vineyard as a Firebreak**

We have heard many firsthand accounts of local vineyards serving as fire breaks and believe our project will play a significant role in protecting our open space and community. Kathleen and I are committed to farm Le Colline in a manner that maximizes the fire mitigation benefits to the community and our own property. We will be working with an independent urban/wild land fire management expert and our Registered Professional Forester to identify how best to help implement and support Napa Firewise mitigation efforts. Using vineyard avenues to create new access points for first responders, reducing fuel loads, and having eyes on the ground with access to basic firefighting equipment are just a few examples of how Le Colline will reduce wildfire risk.

The attached document sent to you by CBD as well as the personal experiences of many of us who live and farm in Napa County proves this to be absolutely false. As we all saw time and again, **vineyards acted as wind tunnels that carried the embers directly to adjoining structures as well as miles away. They did not serve as a protection.** In addition, sending neighbors, fire fighters or equipment down vineyard roads where there is only one property exit on Cold Springs would be a death nell.

This project is full of greenwashing, fire washing and manipulation. Aren't these called "alternate facts?" We have all seen these methods of persuasion work to convince those less informed or frightened. Please don't allow our county to be a microcosm of what is happening across our country where greed and private gain wins. Rather, let's make our county a shining example of responsible land and environmental management that actually serves our community.

Please note, I am a vineyard owner. I am NOT against responsible agriculture in environmentally appropriate locations. Being a farmer and an environmentalist do not cancel

out each other. In fact, they make perfect sense.

Please deny the **ECPA** for this project.

Sincerely,

Laurie

Laurie Claudon

---

**Clark-Claudon Vineyards**  
**P.O. Box 15**  
**St. Helena, CA 94574**  
**O - 707-965-9393**  
**M - 707-484-3915**  
**[www.clarkclaudon.com](http://www.clarkclaudon.com)**

**From:** [Roger Lutz](#)  
**To:** [Gallagher, Joelle](#); [Gregory, Ryan](#); [Cottrell, Anne](#); [Pedroza, Alfredo](#); [Ramos, Belia](#); [Bordona, Brian](#)  
**Subject:** Le Colline Vineyard Agricultural Project  
**Date:** Sunday, July 30, 2023 8:47:17 AM

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[External Email - Use Caution]

July 30, 2023

Respectively to the Napa Valley Supervisors:

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA.

1. Please deny the EPA and uphold the appeal of this project due to the impact on our Angwin neighborhood, Conn Creek Watershed, Linda Falls, Lake Hennessy, and the Napa Valley water supply.

2. As a resident of Angwin and a citizen of Napa County, starting in the very late 1940s until the present with absences due to Military Service, and Educational attainment, I feel a responsibility to share my concerns regarding the Future for our children as well as my perspective based on personal experience and history.

A: I have served many of those Residents in the Area where this planned vineyard is proposed. Those neighbors on Cold Springs Road for the last 20-40 years have been struggling to meet the residential water demand due to the lowering of the water table in that area. They have drilled new and deeper wells, added storage tanks, and consistently implemented water-saving devices on their homes and properties. This project may be the turning point that brings them to have water delivery by truck. This will certainly be disastrous for them as well as their home values. A detail that I was made aware of a few years ago indicated that existing communities have protection from projects that would adversely impact them. Certainly, this project would adversely impact the water supply and would qualify as an adverse impact on the neighborhoods, environment, and public water supply.

B: Linda Falls Terrace has a public water system that we have been privileged to help, support and manage. Not only is water quality at risk, but quantity as well.

C. Napa County/City, as well as St Helena, rely on this watershed as refill of the various Lakes and reservoirs. This Vineyard project will impact the quality of the water that is refilling that water supply. This means substantial costs in filtration and chemicals of the water to be delivered to the Napa Valley public, along with the deterioration of the water quality provided to our communities.

D. Each of the above residential areas mentioned have been in use for 70-100 years; I can attest to this as a living witness for a good share of that time.

H. As a senior resident, I remember well the problems and the heartache of the Lake Berryessa project in the 1950s. I was too young to understand the details nor understand the impact, good or bad--but later, I realized that the elders of Napa County gave a good share of the water resources to Solano County without realizing the impact it would have on later generations. The History Lesson: I do not want our future generations in Angwin adversely impacted by this project.

FINALLY: Please review this project with a total understanding of the impact this project will have on the water needs, water quality, and the impact it will have on not only the Angwin Community, the environment and the whole Napa Valley Community.

Thank You for Your Consideration:

(PS: I will be unable to attend the meeting on Aug 15, 2023---I am leading a Public Health Project in a remote area of the South Pacific)

Roger Lutz, Jr.

Oakville Pump Service, Inc.

-Direct Cell/Desk (707) 948-6770

-Office & Afterhours (707) 944-2471

-Fax (707) 944-5636



**From:** [Larry Luttrell](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Le Colline Vineyard  
**Date:** Monday, July 24, 2023 12:33:27 PM

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[External Email - Use Caution]

Brian,

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated.

The bottom-line is that this vineyard is proposed in the wrong place at the wrong time with only one winner while all else is on the losing end.

Sincerely,

Larry Luttrell  
Your Driver In Napa  
TCP 17380 [www.yourdriverinnapa.com](http://www.yourdriverinnapa.com)  
707-337-8943  
[www.facebook.com/YourDriverinNapa](http://www.facebook.com/YourDriverinNapa)

**From:** [Tim de la Torre](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Le Colline Vineyard  
**Date:** Monday, July 24, 2023 9:23:21 AM

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[External Email - Use Caution]

Hi Brian,

As a longtime resident of Angwin and outdoor enthusiast, please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because I do not believe we should allow further vineyard development at the expense of our forested areas and watersheds. Please help us preserve what wild places we have left in Angwin. They are disappearing too fast.

Sincerely,

Tim de la Torre



**From:** [Meg Laughridge](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Le Colline  
**Date:** Monday, July 24, 2023 9:58:49 AM

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[External Email - Use Caution]

Dear Mr. Bardona,

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated.

The bottom-line is that this vineyard is proposed in the wrong place at the wrong time with only one winner while all else is on the losing end.

Clearly that section above has been copied and pasted, however, I cannot express clearly enough that unprecedented damage this will do to our small community.

We have the last hidden gem of the valley (on Howell Mountain). With so little left of the natural, and so much of the cultivated, can we not protect this small place?

Can we not see the MUCH larger impact that this will have on our roads, climate, PRECIOUS water and limited space left for wildlife!

Please, Please help us in stopping this project. We all, all of us who live here, will lose. And truthfully, there is LITERALLY only one winner.

Our roads cannot handle the traffic and damage now! Imagine a HUGE construction project coming too?

Fire protection is NOT a good enough incentive. That is not good enough.

Large project like this should be in already cleared, land. Not a historical forest! It makes me physical sic to think of all of those trees being cleared and for what? MORE wine!?

When is enough, enough?

Regards,

Meg Laughridge

Vineyard 7 & 8 | Director of Hospitality  
4028 Spring Mountain Road | St. Helena, California 94574  
P 707.963.9425 | C 707.363.4405  
[meg@vineyard7and8.com](mailto:meg@vineyard7and8.com)

**From:** [Cindy Worthington](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Le Colline  
**Date:** Sunday, January 15, 2023 12:32:13 PM

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[External Email - Use Caution]

Good morning Brian,

As I hadn't heard anything about this project in several years, I had hoped it was abandoned and the property would be left alone. I was dismayed to read that it is still on track for county approval.

I can't say how much I oppose development of this parcel into another wealthy man's vanity project. The threat to Linda Falls and Conn Creek is unmitigatable. This is one of the most unique, stunningly beautiful and biologically sensitive areas in Napa County. And currently the most at risk. Over the decades, while Napa County has developed slope and setback regulations to help avoid the worst depredations, not enough has been done to preserve the most sensitive areas from vineyard development. Somehow the words agriculture preserve wave aside any real environmental preservation. Looking at our neighbors Sonoma and Marin, we're so far behind in preserving our natural rare habitats.

Linda Falls is one of the last great areas of unspoiled nature left here. Climate change related fires have taken most of our forests. Angwin is one of the last areas of significant forest remaining. Every one of these timber conversation approvals removes one more irreplaceable piece of our natural resources.

We have enough vineyards. We don't have enough forests anymore. It's time to stop the rubber stamp process of agricultural development while there is still a bit of forest left to preserve.

Respectfully

Cindy Worthington  
Napa

**From:** [Briana Forgie](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Le Colline  
**Date:** Tuesday, July 25, 2023 3:38:38 PM

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[External Email - Use Caution]

Dear Brian,

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated.

I have lived in Angwin most of my life and this pristine environment is like no where else in this valley. This project negatively affects many while only one person benefits. It is short-sided, greedy and simply not the right place for such a development.  
Thanks for your time!

Sincerely,

Briana Forgie  
94508

[briana@brianamari photography.com](mailto:briana@brianamari photography.com)

Commercial. [www.brianamarie.com](http://www.brianamarie.com)  
Weddings + Events . [www.brianamari photography.com](http://www.brianamari photography.com)  
Philanthropy + Travel. [www.brianamarie.org](http://www.brianamarie.org)

cell 707.738.8224

**From:** [Karlyn Lewis](#)  
**To:** [Bordona, Brian](#)  
**Subject:** LeColline project  
**Date:** Monday, July 24, 2023 5:06:36 PM  
**Attachments:** [image.png](#)

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[External Email - Use Caution]

Hi Mr Bordona --

I am a resident of Solano County, not Napa County, but as a UC Certified Naturalist, I frequently visit Napa County's open spaces. I also have been on various land use and greenbelt committees over the past 30-40 years. So I've seen and studied the local outdoors, and I know what the exceptional properties are in regards to wildlife habitat, native plants, water resources, and benefit to the environment. The hills around Angwin qualify as exceptional, and the land has already suffered from clearing and poor environmental policies.

The proposed LeColline vineyard is not only unnecessary, it is a rape of the land. There is no reasonable justification for the tree and rock removal, and the EIR is faulty enough that it will certainly be challenged in court if approved.

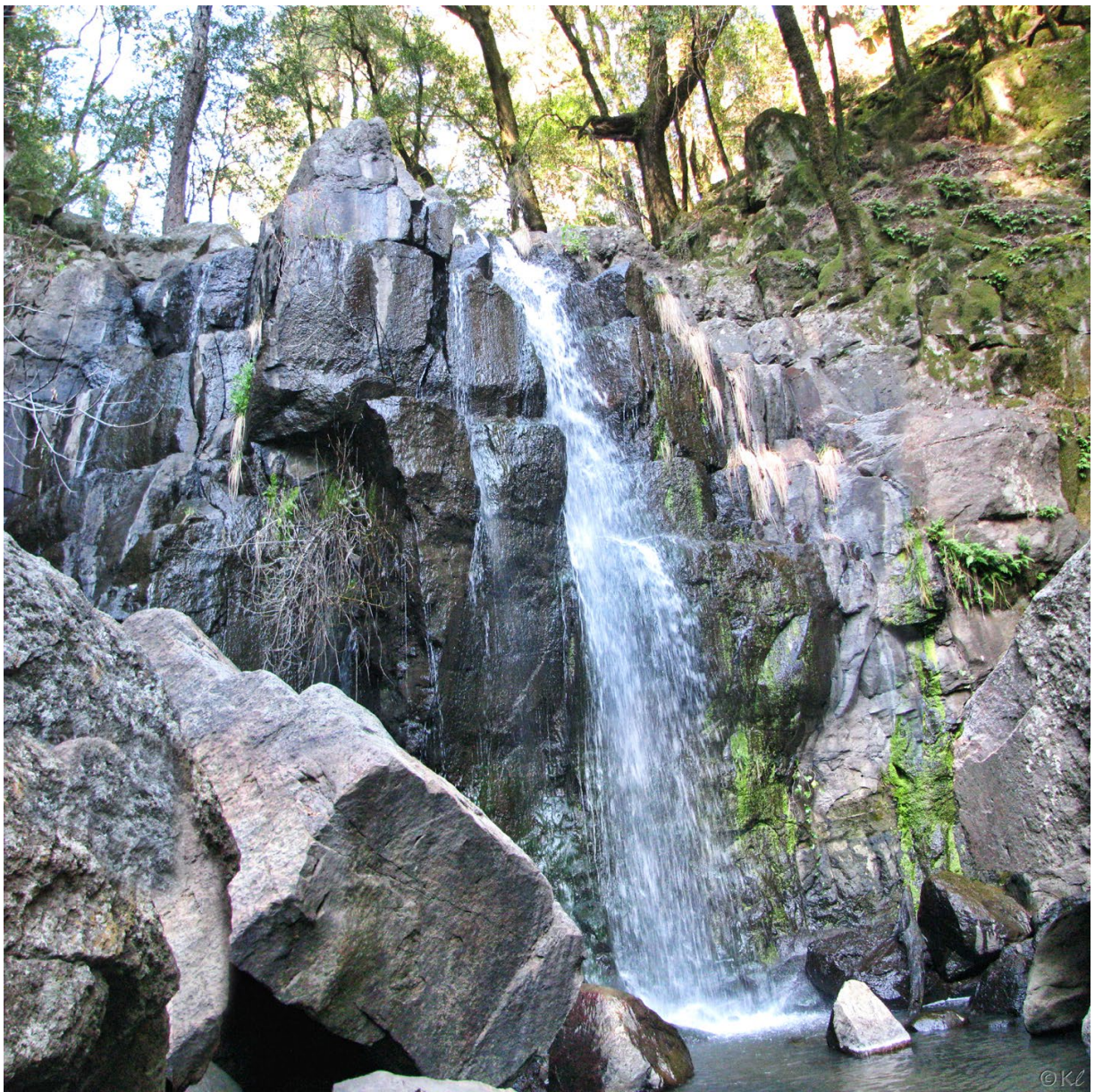
Given the surfeit of vineyards that already exist, why would the county be bending over backwards to "fulfill [someone's] lifelong dream" at such a cost to both current residents and the environment?

I wholeheartedly oppose this project.

Regards,  
Karlyn H Lewis

*Karlyn H Lewis*

[klewis@jimbabwe.com](mailto:klewis@jimbabwe.com)



Linda Falls, a jewel of Napa County

**From:** [Karen Bunch](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Linda Falls Preserve  
**Date:** Wednesday, July 26, 2023 9:24:02 PM

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[External Email - Use Caution]

Hello Brian. My family and I live in Angwin for over 40 years and my husband was born and raised here. I am deeply concerned about the logging that might take place. In light of all the forest land that has been devastated by fires in the recent past, I don't see how in the world this can be allowed. I'm sure that this is perfectly within the legal rights of the land owner, but the laws that allow it need to be looked at seriously before we lose the beauty that we do have left. Please take each email and letter into account before a decision is made and before it is too late for our beautiful wild land areas. We live where we will look down onto this area. Over the past 5 or 6 years, we have seen a decrease in the wildlife that roams through our property. We have had a bear that lives somewhere down in the area that would be logged. We have lost the mountain lion that has lived here for years, we never hear her anymore. The coyotes that have lived here have move away due to so many vineyards and loss of food source after the fires. If this area is allowed to be logged, where will these animals go? Please listen to those of us who live in Angwin, we deserve to have a say and to be taken seriously.

**Karen Bunch**  
[bunchy4@icloud.com](mailto:bunchy4@icloud.com)

**From:** [Marilyn Chaffee](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Linda Falls  
**Date:** Tuesday, July 25, 2023 11:34:56 AM

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[External Email - Use Caution]

Hi Brian,

I grew up on Linda Falls Terrace and this area is my home to this day. I am adamantly opposed to cutting down anymore trees in Angwin and wanted to lodge my opinion to please block the vineyard development trying to happen in this area.

If there's a form or any other way I should express my views please let me know.

Thank you so much,

Marilyn Chaffee

**From:** [Connie Wilson](#)  
**To:** [Bordona, Brian](#)  
**Subject:** NO to Le Colline  
**Date:** Sunday, July 23, 2023 1:22:40 PM

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[External Email - Use Caution]

Dear Mr. Bordona,

As a native St. Helenan and current resident of Deer Park, I am writing to express my opposition to the proposed vineyard by Le Colline. This vineyard is an intrusion into a forest filled with wildlife, which will result in habitat loss and subsequent harm to Linda Falls and the headwaters of Conn Creek. We should be protecting our hillsides and trees from further shameful and needless exploitation, especially in such a diverse area as this.

Please vote NO on any further encroachments and destruction of our precious hillsides. Napa County's own general plan calls for preserving land for "...wildlife and wildlife movement, native vegetation, and natural beauty".

Thank you.

Connie Wilson  
PO Box 665  
St. Helena, CA 94574



**From:** [BETH BROWN](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Opposition to Le Colline Vineyard Project  
**Date:** Monday, July 24, 2023 10:40:26 AM

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[External Email - Use Caution]

Dear Mr. Bordona,

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, and its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the negative impacts to Linda Falls, the Conn Creek Watershed, climate change and biodiversity as well as road safety, quality of life and increased fire risk cannot be mitigated.

Specifically:

**The Project will increase the risk and dangers from wildfire for the surrounding community.** The scientific evidence is clear that development in highly fire-prone areas increases unintentional ignitions and puts more people at risk from wildfire. Napa County's fire history shows that small, isolated vineyards like the Project are vulnerable to wildfire and are not effective fire breaks. Any claim that the Project would reduce wildfire risk is contrary to science. Further, the Project increases fire risk at the same time that it increases traffic on Cold Springs Road—a small, rural street—and makes it harder for residents and vineyard employees to evacuate if there is a fire.

**The environmental review underestimates the overall greenhouse gas emissions resulting from the Project and downplays the Project's contribution to climate crisis.** The EIR fails to consider all of the Project's greenhouse gas emissions, including for example, the loss of carbon sequestration and resulting emissions from the removal of shrublands on the site. Further, the EIR claims to mitigate greenhouse gas emissions through measures that are voluntary, vague, and not proven to reduce emissions. The Project lacks the necessary measures to achieve "Net Zero" carbon emissions. The climate crisis could not be more urgent, and the Project's attempts to address it, including a dubious tree-planting program, amount to little more than greenwashing.

**The Project will likely degrade the water quality of Conn Creek and reduce groundwater supply in the region.** The environmental review for the Project makes the incorrect and unsupported claim that converting natural forestland on steep slopes above Conn Creek to agricultural use will improve erosion, sedimentation, and runoff into the Creek. In fact, forest cover plays a critical role in regulating water flow, maintaining water quality, promoting groundwater recharge, and protecting overall watershed health. Without that forest cover, sediment and pesticide runoff from the vineyard will enter the Creek, which feeds Lake Hennessy and supplies drinking water to the City of Napa. Further, the Project will draw from an on-site well to irrigate almost 30 acres of vineyard when Napa County has extracted more groundwater than the basin can consistently support every year for the last three years. The current groundwater usage is unsustainable yet the county keeps approving more irrigated acres on a basin that is already overdrawn.

**The Project will harm wildlife and habitat.** The environmental review for the Project lacks necessary protection for wildlife habitat for foothill yellow-legged frogs, California giant salamanders, or coast range newts, among other sensitive species that are an important part of Napa County's rich biodiversity. The California Department of Fish and Wildlife submitted a letter explaining that the site is valuable habitat for foothill yellow-legged frogs and coast range newts. Nonetheless, the Project ignores the species that depend on the riparian and aquatic habitat along Conn Creek and its tributaries—habitats that will be degraded by the

Project. The proposed vineyard will also remove oak woodland, which provides irreplaceable ecosystem benefits like water quality protection, carbon sequestration, erosion control, and soil retention. Oak trees can take up to thirty years to reach full maturity, so losing many acres of them is a tremendous loss.

**The Project will negatively impact the adjacent Linda Falls Preserve.** Linda Falls Preserve, an approximately 175-acre preserve owned by the Land Trust of Napa County that includes trails, scenic views and a beautiful waterfall, is adjacent to the Project site. The environmental review documents state that the Project will not be visible from the Linda Falls Preserve. That is not true—the Preserve’s main trail includes eastern views of the Project site. Linda Falls Preserve is an important recreational and natural resource for the community of Angwin.

Thank you.

**From:** [BETH BROWN](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Opposition to Le Colline Vineyard Project  
**Date:** Wednesday, June 28, 2023 11:28:45 AM

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[External Email - Use Caution]

Dear Mr. Bordona,

I'm emailing you to voice my strong opposition to the Le Colline Vineyard Project. This project proposes to take an 88-acre property adjacent to the Linda Falls Preserve in Angwin and remove 34 acres for vineyards, associated access roads and staging areas. The actual impacts of this project will be felt well beyond the 34 deforested acres.

The reasons behind my objections are as follows:

- I do not feel confident that the applicant or anyone working on the site will actually follow the numerous mitigation measures proposed to protect air quality during construction, timber harvest, land clearing and land movement, or that construction would not increase traffic volumes on local roadways, resulting in increased carbon emissions.
- Due to the number of other projects currently proposed and in development, I lack faith that the county has the bandwidth to inspect the site on a regular basis to ensure that the proposed mitigations are actually being followed and enforced.
- I don't believe that a pre-construction nesting bird survey conducted two weeks prior to groundbreaking is sufficient to render it harmless to sensitive species in the area. These species include frogs, bats, falcons and owls. In addition, I don't feel the applicant can be trusted to voluntarily resurvey the area if construction activity ceases for five days or more during bird breeding seasons in case any nests have been established in the interim.
- I believe that the greenhouse gas emissions from the operation of the proposed project and its potential to exacerbate global climate change is significant.
- The proposed project would substantially degrade the existing visual character of the site and its surroundings.

I am in favor of the No Project Alternative. Leave the property in its existing state as partially-forested with areas of shrubland and grassland with no vineyard development and no timber harvest.

Thank you.

Beth Brown

**From:** [Nancy Lecourt](#)  
**To:** [Gallagher, Joelle](#); [Gregory, Ryan](#); [Cottrell, Anne](#); [Pedroza, Alfredo](#); [Ramos, Belia](#)  
**Cc:** [Bordona, Brian](#)  
**Subject:** Protect our mountain homes, please  
**Date:** Sunday, July 23, 2023 2:59:16 PM  
**Attachments:** [220 cold springs garden + Le Colline property](#)

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[External Email - Use Caution]

Thank you for listening to those of us who are not wealthy, and who have lived in Napa County for many years. We love our lives here on Howell Mountain.

I live on Cold Springs Road in Angwin; my home, garden, and orchard on 1/3 acre are very precious to me. My backyard borders the "Le Colline" property. (Please see attached photo.) I would be happy to offer you tea in my garden at any time! (Seriously.)

My main concerns are for the wildlife in Angwin, whose forested homes have already been terribly degraded and reduced by humans, even just over the 40+ years that I have lived here. Please let's stop destroying their habitat, which is already threatened by fire and drought.

I am struck by the unfortunate location of this project, next to the Linda Falls Preserve, in what is currently part of a wildlife corridor connecting the Land Trust property to the PUC Forest.

I would urge the applicant to sell his property to the Land Trust and buy a vineyard that is already planted here on Howell Mountain. We could then welcome him and his family to our neighborhoods.

Please protect our mountain home from more destruction by traffic, noise, ground water depletion (many of us get our only water from wells), and loss of habitat by upholding the appeal of the Le Colline project, and halting the project.

Thank you for your time; I know you are very busy.

Nancy Lecourt  
220 Cold Springs Road  
Angwin

NHL

**From:** [franci.claudon](mailto:franci.claudon)  
**To:** [Bordona, Brian](mailto:Bordona, Brian)  
**Cc:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)  
**Subject:** Re: Tree Cutting at the Proposed Le Colline Site  
**Date:** Friday, July 28, 2023 9:37:47 AM

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[External Email - Use Caution]

Please also see this letter on the Le Colline Vineyard website <https://www.lecollinevineyards.com/letters-1/05-01-23> - he is misleading the community or misleading the County

**"Le Colline Approval Appealed to Napa County Board of Supervisors; Hearing Set for August 15th @ 9am**

On April 23rd, the Center for Biological Diversity headquartered in Tucson, AZ, appealed Napa County's approval of our project. Because of the appeal, we are forbidden from doing anything on our project for the foreseeable future, including the fire mitigation in and potentially around the conversion areas. With fire season already upon us and approximately 100 tons of February storm damage in our open forestland, we hope to resolve this appeal as soon as possible for everyone's benefit."

On Fri, Jul 28, 2023 at 9:33 AM franci.claudon <[franci.claudon@gmail.com](mailto:franci.claudon@gmail.com)> wrote:

Good morning Brian,

I live @ 376 Cold Springs and was the person who raised the initial concern about the work being done @ 300 Cold Springs. I appreciate you sending staff to review the work being performed. I am somewhat skeptical that only tree clean up work is being done as I continue to hear the sound of heavy, tracked equipment working deep in the property and am not hearing chainsaws. There is an excavator there - I've seen it when driving in and out.

While I understand you may not be able to send staff out immediately again I would ask that a thorough walk through of the property be conducted as soon as possible to validate the owners claim that only storm remediation of damaged trees is being performed. There were also several Pinnacle Power trucks at the property on Monday - I have no idea of course if there is a connection but wanted to share all the details with you.

Please feel free to reach out if you have any questions.

Thank you,  
Franci Claudon  
707.337.2318

On Wed, Jul 26, 2023 at 11:05 AM [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)> wrote:

Thank you Brian,

I appreciate you taking the time to get back to me and for sending the Conservation and Engineering staff to; 300 Cold Springs Road. I think it is important for the community to have an opportunity to weigh in and for CBD to complete their appeal process before any but lawful work commences on the property.

It is nice to know that resources like those you activated are available to community members. Thank you for taking my concerns seriously. I can now pass this information along to the person who originally contacted me.

Wishing you well,

Laurie

Laurie Claudon  
Save Napa Valley Foundation

[www.savenapavalleyfoundation.org](http://www.savenapavalleyfoundation.org)

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**From:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Date:** Wednesday, July 26, 2023 at 8:11 AM  
**To:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)>  
**Cc:** Ryan, Patrick C. <[Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org)>  
**Subject:** RE: Tree Cutting at the Proposed Le Colline Site

Hi Laurie

Your ears must have been ringing. I was just getting ready to send you an update.

Yes, our Conservation and Engineering staff conducted a site visit yesterday afternoon and confirmed the activity to be limited to the removal of fallen trees and brush related to the heavy wind events we had last winter. This activity is permissible per county code and regulated by

CalFire.

I also spoke with the property owners representative and they confirmed the work is limited to what what's described above.

I am aware of the sensitivity related to this site, so I appreciate you bringing this to our attention

I'm happy to discuss further if needed.

Brian

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# From:

[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)>

**Sent:** Wednesday, July 26, 2023 8:02 AM

**To:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>

**Cc:** Ryan, Patrick C. <[Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org)>

**Subject:** Re: Tree Cutting at the Proposed Le Colline Site

[External Email - Use Caution]

Good Morning Brian,

I know you are busy, but was any action taken yesterday on the Le Colline property?

Have a good day,

Laurie

Laurie Claudon  
Save Napa Valley Foundation

[www.savenapavalleyfoundation.org](http://www.savenapavalleyfoundation.org)

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**From:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Date:** Tuesday, July 25, 2023 at 11:57 AM  
**To:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)>  
**Cc:** Ryan, Patrick C. <[Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org)>  
**Subject:** RE: Tree Cutting at the Proposed Le Colline Site

Yes we are happy to report back as to what we find.

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**From:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)>  
**Sent:** Tuesday, July 25, 2023 11:54 AM  
**To:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Cc:** Ryan, Patrick C. <[Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org)>  
**Subject:** RE: Tree Cutting at the Proposed Le Colline Site

[External Email - Use Caution]

Hi Brian,

Thank you for your quick response. I sincerely appreciate your follow-up! Are you allowed to let me know if any action was required?

Wishing you well,



Laurie

Laurie Claudon  
Save Napa Valley Foundation

[www.savenapavalleyfoundation.org](http://www.savenapavalleyfoundation.org)

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**From:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Sent:** Tuesday, July 25, 2023 11:07 AM  
**To:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)  
**Cc:** Ryan, Patrick C. <[Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org)>  
**Subject:** RE: Tree Cutting at the Proposed Le Colline Site

Hi Laurie

It's my understanding in talking with the property owner that they are cutting down trees that blew over in the windstorms last year. But we will send somebody up there to check to make sure. Thanks for letting us know.

Brian

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**From:** [laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org) <[laurie@savenapavalleyfoundation.org](mailto:laurie@savenapavalleyfoundation.org)>  
**Sent:** Tuesday, July 25, 2023 10:24 AM  
**To:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>  
**Subject:** Tree Cutting at the Proposed Le Colline Site

[External Email - Use Caution]

Hello Brian,

I have received a call from a Cold Springs Road resident to inform me that tree cutting is happening on the proposed Le Colline site. I do not know the details since I have not seen it my

self I also don't think it wise for me to enter the property to find out.

Are you able to find out what is happening?

What can the owner do in terms of tree cutting while his project is being appealed?

Thank you in advance for your follow through,

Laurie

Laurie Claudon  
Save Napa Valley Foundation

[www.savenapavalleyfoundation.org](http://www.savenapavalleyfoundation.org)



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Eve Ryser](#)  
**To:** [Bordona, Brian](#)  
**Subject:** save Linda Falls- reject LeColline Vineyard proposal  
**Date:** Thursday, July 27, 2023 11:26:45 AM

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[External Email - Use Caution]

Dear Mr. Bordona,

As Director of Planning, Building and Environmental Services, you hold an enormous responsibility, not only to our community, but to the future generations of our community, to be a careful steward of our remaining open spaces. This means protecting shrinking woodland areas from development that is not necessary and does not serve the community interests. The community relies on your integrity, your excellent judgement and your careful consideration of all the implications and risks for each decision you make.

I have lived in Napa for almost 25 years. I had two children and raised my family here. I serve my community here on the NVUSD school board. Since moving to Napa, I have relished my time outdoors in the beautiful open spaces that have been spared development. I understand the clear connection between unbridled development and the environmental emergencies we are facing, including worsening wildfires and drought. Sadly, the remaining open spaces in Napa County are fewer in number than they were when I moved here, and they are constantly under attack by those who would line their pockets today with profits from projects that leave the delicate environmental balance destroyed.

Since 2000, I have watched the valley totally transform in service to the wine and tourism industry. Important decisions and concessions have been made which prioritize the mighty dollar, and the mighty grape, to the detriment of the environment, the natural oak and riparian habitats, and the precious resources of unlogged woodlands, clean air and water. The wine and tourism industry have had enough concessions from our local government.

Your job is to SAFEGUARD the land, not to parcel it off and green light some wealthy investor's vanity project. Approving Le Colline Vineyard project would be unnecessarily destructive to our watershed, would remove trees at a time when the clear need is to plant more trees, not cut them down. The plan would disrupt a pristine natural habitat and beautiful waterfall feature Linda Falls that delights hikers and supports native plants and animals. Why would you put our watershed at risk?

It's a bitter irony to watch real estate and winery developments spring up with names that pay twisted tribute to the beautiful natural features they have bulldozed over. I'm sure you know what I mean- places called "The Preserve" or "The Grove" or "Wetlands Edge." In French, "Le Colline" means "little hill." But the monied interests don't want a beautiful "little hill." They want a boutique winery vanity project that will cater to those who have, at this point, plenty of other options with which to indulge their high end tastes.

Please serve the interests of the whole community and protect the watershed and the beautiful natural heritage of this valley, including the watershed above Linda Falls. Please stand strong and allow this beautiful piece of land to remain an undeveloped "little hill."

Please do not allow the LeColline Vineyard development to move forward.

Thank you.

Sincerely,  
Eve Ryser

**From:** [Tessa Molinari](#)  
**To:** [Bordona, Brian](#)  
**Subject:** Save Linda Falls  
**Date:** Saturday, July 29, 2023 11:39:28 AM

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[External Email - Use Caution]

Dear Brian Bordona,

Please accept my comments on the Le Colline Vineyard Agricultural Erosion Control Plan, FEIR, its findings P14-00410-ECPA. I have lived in the community of Angwin for over 15 years and am raising my family here. I strongly oppose the vineyard project and ask that you please deny the ECPA and uphold the appeal of this project as the impacts to Linda Falls cannot be mitigated.

This may only seem like one small project, but it is truly representative of a larger serious issue in Napa County. I spent my entire childhood in St. Helena attending St. Helena Elementary School and graduated from St. Helena High School. I grew up proud of my rural wine-growing roots and as a lover of nature and went on to study Environmental Studies that gave me a foundation in ecological thinking. While our existence is dependent on the health of a biodiverse ecosystem, I continue to witness deforestation for more and more monocropping as we blatantly choose short term profits over long term community health with hardly batting an eye. I am appalled and heartbroken.

This particular project threatens a true gem, Linda Falls. Angwin is a small community that I've often thought of as lacking in a community hub. We have no coffee shops, restaurants, playgrounds, or a library. But what we hold dear as a community are our outdoor spaces: Linda Falls and the Las Posadas Forest. These are the community spaces that bring us together. And, as the Center for Biological Diversity has found, this is more than just a place for people to enjoy! This unique natural water resource is home to many species whose own communities are continuously threatened by development. These species have just as much right to live here as we do. We are all vital pieces of the same threatened community.

As much as I hear that Le Colline Vineyard will be "low impact" that is simply untrue, and 20-30 acres of established forest (old growth or not) is not "insignificant." I'm tired of hearing those arguments in favor of vineyards here and there and everywhere. ANY transition from any established ecosystem into any type of agriculture ("sustainable" or not) is highly disruptive. ***Epecially*** on a hillside at the headwaters of a watershed that feeds the rest of the valley including drinking water. Planting a vineyard will require large machines (electric or not) to loosen soil by ripping out established roots and rocks. This IS erosion. Organic vineyards can still cultivate as much as they want and use as much water as they want. Organic pesticides, fertilizers, and fungicides, although non-synthetic, still pollute air, soil, and water.

The argument that vineyards will protect our communities from fire is another example of short-term isolated thinking. A drier, hotter climate more conducive to intense wildfires is directly related to human caused pollution and increased CO2 in the atmosphere from many things *including* deforestation and agricultural practices. Evacuated, I stood on the valley floor and watched with horror as the Glass Fire jumped from Deer Park to Spring Mountain encouraging us to evacuate once again. Stop telling us vineyards are buffers.

As an organic farmer myself, I understand the importance of growing food sustainably to support human communities. As an ecologist, I understand interrelatedness and balance. As an empathetic human I understand the intense reality of living during a time of mass extinctions and climate crises leading to an ecosystem collapse. Our ecosystem. We all might not see it this way, but we are on the brink, if not past the point of no return. Little gems like Linda Falls and her surrounding communities must remain standing strong before too many of the dominoes have fallen.

Brian, thank you for taking the time to read my letter. Please uphold the appeal and deny the Le Colline Vineyard project. Doing so will help Napa County remain balanced and will protect what is left of our natural resources while we still have them. Tomorrow is too late.

Sincerely and urgently,

Tessa Henry

**From:** [mary\\_j\\_obrien@yahoo.com](mailto:mary_j_obrien@yahoo.com)  
**To:** [Bordona, Brian](#)  
**Subject:** Save Linda Falls  
**Date:** Sunday, July 23, 2023 3:47:08 PM

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[External Email - Use Caution]

Hello,

I'm writing to you to ask that you do not approve the new winery Le Colline. Linda Falls and the surrounding forest land should be preserved in a land trust. It is such a beautiful and serene wild life habitat. We have too many vineyards cutting into oak Groves, meadows, waterways. We don't need another in this magical place. I hope before you make a decision you take a nature hike to absorb the serenity and pure beauty of this area.

Hoping for your support,  
Mary O'Brien  
2375 Harness Drive  
Pope Valley  
415-250-3308

[Sent from Yahoo Mail on Android](#)

**From:** [Heidi Holzauer](#)  
**To:** [Bordona, Brian](#); [Gallagher, Joelle](#); [RyaGregory@countyofnapa.org](mailto:RyaGregory@countyofnapa.org); [Cottrell, Anne](#); [Pedroza, Alfredo](#); [Ramos, Belia](#)  
**Subject:** Say NO on Le Colline/ Linda Falls  
**Date:** Monday, July 24, 2023 9:56:17 AM

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[External Email - Use Caution]

Dear Brian, Anne, Joelle, Ryan, Belia, Alfredo,

Please accept my comments on the Le Colline Vineyard Agricultural Control Plan, FEIR, its findings P14-00410-ECPA. I request that you deny the ECPA of this project and uphold the appeal because the Negative Impacts to Linda Falls, Conn Creek Watershed, Climate Change and Biodiversity as well as Road Safety, Quality of Life and Increased Fire Risk Cannot Be Mitigated.

The bottom-line is that this vineyard is proposed in the wrong place at the wrong time with only one winner while all else is on the losing end.

Sincerely,

Heidi Holzauer  
Angwin, CA 94508

Heidi Holzauer heidiaholzauer@yahoo.com 707/963-1250





California Wildlife Foundation/California Oaks, 201 University Avenue, H-43 Berkeley, CA 94710, (510) 763-0282

March 23, 2023

Brian Bordona, Interim Director  
Napa County Planning, Building & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559

Transmitted via email: [Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)

RE: Final Environmental Impact Report (FEIR) (SCH #2016042030), Erosion Control Plan Application for Le Colline Vineyards (P14-00410-ECPA), and Findings Pursuant to the California Environmental Quality Act (CEQA)

Dear Mr. Bordona:

The California Oaks program of California Wildlife Foundation (CWF/CO) works to conserve and perpetuate oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing plant and wildlife habitat, and sustaining cultural values. This letter addresses the inadequate analysis of and mitigation measures for oak woodland impacts associated with the proposed Le Colline Vineyards project.

**Project is subject to and may be out of compliance with Public Resources Code Section 21083.4:** The CEQA Findings issued on March 13, 2023 indicate that the project’s implementation could conflict with Public Resources Code Section 21083.4, which addresses impacts to oak woodlands that must be analyzed and mitigated under CEQA. The DEIR, however, states that the project is not subject to Resources Code Section 21083.4: “Agricultural projects, such as the Proposed Project, are exempt from the Oak Woodlands Protection Act.” While the land is designated as Agricultural Watershed, Public Resources Code Section 21083.4’s agricultural exemption is for conversion on lands that are currently used for agricultural production rather than lands given an agricultural zoning designation. The code states: “Conversion of oak woodlands on agricultural land that includes land that is used to produce or process plant and animal products for commercial purposes.”

It is unclear, based on the project’s environmental documentation, whether sections of Block A1, Block A2 and Block D1—all proposed clearing areas—that are given the Chamise Manzanita Chaparral Alliance designation and shown in figure 4.41, Habitat Types, on page 4.4-4 of the draft environmental impact report have oak woodland cover at or above 10% canopy cover. The oak canopy of these parcels should be assessed to determine if they are subject to Section 21083.4.

The 10% cover definition for oak woodlands is what *A Manual of California Vegetation* is generally using for categorizing oak woodland communities (sometimes, such as after a fire, a lower threshold is used), and California Native Plant Society updated the Online version of the manual in 2021 for various oak woodland and forest types to reflect that specificity. This aligns with definitions used by the state of California for forested lands:

**Health and Safety Code 42801.1(g).** “Forest” means lands that support, or can support, at least 10 percent tree canopy cover and that allow for management of one or more forest

resources including timber, fish and wildlife, biodiversity, water quality, recreation, aesthetics, and other public benefits.

**Public Resources Code 4793(e).** “Forest land” means land at least 10 percent occupied by trees of any size that are native to California, including native oaks, or formerly having had that tree cover and not currently zoned for uses incompatible with forest resource management.

**Public Resources Code 12220(g).** “Forest land” is land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

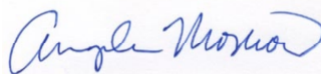
**Protections at oak tree driplines inadequate:** Root protection zones of oak trees should be undisturbed. This area, which is half again as large as the area from the trunk to the dripline of an oak, is the most critical to the tree’s health. The project’s mitigation measures only protect within the dripline of the trees, thus endangering the oak root systems from the heavy equipment incursion, parking, and other disturbances during the site’s development as well as disturbances after the ill-conceived conversion of the site to a vineyard. [Care of California’s Native Oaks](#) provides additional information on the root protection zone.

In closing, please note that many of the listed and other special-status species that occur or have the potential to occur on the property are oak-dependent. These include northern spotted owl (*Strix occidentalis caurina*), Foothill yellow-legged frog (*Rana boylei*), Coast Range newt (*Taricha torosa torosa*), Townsend’s bat (*Plecotus Townsendii*), pallid bat (*Antrozous pallidus*), Western pond turtle (*Actinemys marmorata*), and California giant salamander (*Dicamptodon ensatus*).<sup>1</sup> Data substantiating this dependence—for reproduction, food, or cover—is from the California Wildlife Habitat Relationship information system. The county is diminishing the opportunities for these special status species to survive if it approves a project that destroys so much valuable habitat and disrupts so many of the ecosystem functions at the site.

Sincerely,



Janet Cobb  
Executive Officer  
California Wildlife Foundation  
[jcobb@californiawildlifeandconservation.org](mailto:jcobb@californiawildlifeandconservation.org)



Angela Moskow  
Manager  
California Oaks Coalition  
[amoskow@californiaoaks.org](mailto:amoskow@californiaoaks.org)

cc: Kellie Anderson

Tiffany Yap, D.Env, Senior Scientist and Wildlife Corridor Advocate, Center for Biological Diversity

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<sup>1</sup> Northern spotted owl is dependent upon tanoak (*Notholithocarpus densiflorus*) habitat. The Tanbark Oak Alliance is a named oak woodland in the Biological Resources chapter of the Napa County Baseline Data Report (see page 4-13), and is thus subject to the county’s oak protections. The project’s environmental documentation does not identify this habitat type at the property. If tanoak does grow on the property, it should have been discussed in the EIR.