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COUNTY OF NAPA
DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES
1195 3rd Street, Suite 210
Napa, CA 94559
707.253.4417

Notice of Intent to Adopt a Mitigated Negative Declaration

1. Project Title & Number: Project Pioneer Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) #P20-00304-ECPA
2. Property Owner(s): Pacific Union College
3. County contact person: Pamela Arifian, Planner III, (707) 259-5934, pamela.arifian@countyofnapa.org
4. Project location and APN: 1 Angwin Avenue, Angwin; APNs 024-080-040, -044, -048, and -049
5. Project Sponsor: PPI Engineering Inc./James R. Bushey (RPE No. 49931); 2800 Jefferson Street, Napa CA 94558
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS), Public-Institutional & Urban Residential
7. Zoning: Agricultural Watershed (AW), Airport Compatibility Combination (AC), Airport (AV), Affordable Housing Combination (AH), and Planned Development (PD)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P20-00304-ECPA) involving the clearing of existing hay fields and associated vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 42.2 gross acres of vineyard (i.e., development area or proposed clearing limits) with approximately 35.9 net planted acres, within three vineyard blocks located on an approximately 485.2-acre property (i.e., project site).
9. The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

PRELIMINARY DETERMINATION:

The Napa County Director of the Department of Planning, Building and Environmental Services has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment provided mitigation measures are included, and the County intends to adopt a mitigated negative declaration. Copies of the proposed mitigated negative declaration and all documents referenced are available for review at the offices of the Napa County Department of Planning Building and Environmental Services, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 5:00 PM Monday through Friday (excepting holidays), or at the Napa County Current Project Explorer website (www.countyofnapa.org/2876/Current-Projects-Explorer).

February 2, 2022
DATE OF THIS NOTICE

Pamela Arifian
BY: Pamela Arifian

WRITTEN COMMENT PERIOD: February 4, 2022 to March 7, 2022

Please send written comments to the attention of Pamela Arifian at 1195 Third St., Suite 210, Napa, CA. 94559
or via e-mail to pamela.arifian@countyofnapa.org

Planning Division
(707) 253-4417

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(707) 253-4417

Engineering & Conservation
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