



A Tradition of Stewardship
A Commitment to Service

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: Pritchard Hill Properties LLC Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) #P20-00205-ECPA
2. Property Owner(s): Pritchard Hill Properties LLC, c/o Jim Bean
3. County contact person: Pamela Arifian, Planner III, (707) 259-5934, pamela.arifian@countyofnapa.org
4. Project location and APN: 90, 92 & 95 Long Ranch Road, St. Helena, APNs 030-220-034 & 032-560-023
5. Project Sponsor: Applied Civil Engineering, Inc./ Michael R. Muelrath (RPE No. 67435); 2160 Jefferson Street, Suite 230, Napa, CA 94559
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Watershed (AW)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P20-00205-ECPA) involving the proposed clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 23 gross acres of new vineyard (i.e., development area, proposed clearing limits; 18.6 net acres, including approximately 14.6 net acres of new vines and replant of 4 acres of vines) within five vineyard blocks, located on two parcels totaling approximately 108.9 acres
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).

August 2, 2023
DATE OF THIS NOTICE

Pamela Arifian
BY: Pamela Arifian

WRITTEN COMMENT PERIOD: August 10, 2023 through September 11, 2023

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

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933