

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Pamela Arifian, Planner III PHONE: (707) 259-5934

STATE CLEARING HOUSE NUMBER: 2023080212

PROJECT TITLE: Pritchard Hill Properties LLC Vineyard Agricultural Erosion Control Plan #P20-00205-ECPA

PROJECT LOCATION: Predominantly located within the Lake Hennessey Domestic Water Supply Drainage, with approximately 0.8-acre of the southwestern portion of the project site within the Vinehill Creek Drainage of the Napa River watershed, approximately 1.3 road miles south of the intersection of Long Ranch Road and Sage Canyon Road, and approximately 4 miles north of the town of Yountville: 90, 92 & 95 Long Ranch Road, St. Helena, APNs 030-220-034 & 032-560-023 (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: 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 planted 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. The project applicant has prepared an ECPA as required by Napa County Code (Chapter 18.108, Conservation Regulations).

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P20-00205-ECPA

APPLICANT NAME: Pritchard Hill Properties LLC c/o Jim Bean
ADDRESS: 420 Palm Street, Palo Alto, CA 94301

PHONE: (707) 963-1199

REPRESENTATIVE: Applied Civil Engineering c/o Michael R. Muelrath (RPE #67435)
ADDRESS: 2160 Jefferson St., Suite 230 Napa, CA 94559

PHONE: (707) 320-4968

This is to advise that the Napa County Conservation, Development and Planning Department as Lead Agency Responsible Agency has approved the above-described project on April 2, 2024 and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE:  P. Arifianfor: DATE: April 2, 2024 TITLE: Planner III

Brian D. Bordona, Interim Director