



A Tradition of Stewardship  
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COUNTY OF NAPA  
DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES  
1195 3<sup>rd</sup> Street, Suite 210  
Napa, CA 94559  
707.253.4417

**Notice of Intent to Adopt a Mitigated Negative Declaration**

1. Project Title & Number: Dry Creek Vineyard Conversion Agricultural Erosion Control Plan (ECPA) #P22-00408-ECPA
2. Property Owner(s): Dry Creek LLC c/o Tom Gamble
3. County contact person: Pamela Arifian, Planner III, (707) 259-5934, [pamela.arifian@countyofnapa.org](mailto:pamela.arifian@countyofnapa.org)
4. Project location and APN: 7111 Dry Creek Road, Napa, CA 94558; APN 027-070-036
5. Project Sponsor: PPI Engineering / Matthew S. Bueno, P.E. (RPE No. 84114); 2800 Jefferson Street, Napa, CA 94558
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Watershed (AW)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P22-00408-ECPA) involving the proposed clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 1.7 gross acres of new vineyard (i.e., development area, proposed clearing limits; 1.2 net vines acres) within one vineyard block. Vegetation proposed for removal includes existing sheep pasture (non-native annual grassland) and 0.4-acre of sparse understory within Coast Redwood Forest – Douglas Fir/California Bay vegetation community; no trees would be removed. Average slopes within the development area ranges from 21% to 22%. The project is located on one parcel totaling approximately 25.66 acres adjacent to the Sonoma County line within the Mayacamas Mountains and the Dry Creek Drainage of the Napa River watershed.
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](http://www.countyofnapa.org/2876/Current-Projects-Explorer)).

September 6, 2023  
\_\_\_\_\_  
DATE OF THIS NOTICE

*Pamela Arifian*  
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BY: Pamela Arifian

**WRITTEN COMMENT PERIOD: September 14, 2023 through October 16, 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](mailto: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