

NAPA COUNTY

CORRECTED - NOTICE OF TENTATIVE DECISION

PROJECT TITLE: Stagecoach North Vineyard
Agricultural Erosion Control Plan No. P18-00446-ECPA

PROJECT LOCATION: The project site is located approximately 5 miles northeast of the Town of Yountville in the Rector Reservoir Area of Napa County, approximately 2 miles north of the terminus of Soda Canyon Road, within the unincorporated portion of Napa County (County) and zoned Agricultural Watershed (AW) on Assessor's Parcel number (APN) 032-560-034.

PROJECT DESCRIPTION: The project consists of an application submitted by Gallo Vineyards Incorporated (aka Gallo Sales Company Incorporated) (Applicant) entitled the Stagecoach North Soda Canyon Road Vineyard Erosion Control Plan (Project) for an agricultural erosion control plan to the Napa County Planning, Building and Environmental Services (PBES) Department (Department) requesting approval of an Erosion Control Plan (P18-00446-ECPA) to install approximately 84.4 gross acres (\pm 62.1 net panted acres) of vineyard on an approximate 164-acre parcel (APN: **032-560-034**).

Under the County's Conservation Regulations (Napa County Code Chapter 18.108), agricultural erosion control plans such as the Stagecoach North Vineyard erosion control plan are approved by the Napa County Planning, Building and Environmental Services (PBES) Director or the Director's designee. Pursuant to state and local guidelines for implementing the California Environmental Quality Act (CEQA), Napa County is the lead agency for the project.

CEQA DETERMINATION: Draft Environmental Impact Report (State Clearinghouse No. 2019100250) prepared (February 2021); Final Environmental Impact Report (FEIR) prepared (November 2022), circulated January 2023.

NOTICE OF TENTATIVE DECISION: Notice is given that the Interim PBES Director has tentatively taken the following actions: (1) certified the FEIR prepared for the Stagecoach North ECPA (P18-00446-ECPA); (2) adopted the findings required pursuant to the California Environmental Quality Act including, but not limited to, rejecting the Proposed Project, the No Project Alternative and Increased Watercourse Setback Alternative, finding the Increased Preservation Area Alternative as revised and as set forth in the FEIR (the Increased Preservation Area Alternative) consistent with the Napa County General Plan; (3) adopted the Mitigation Monitoring and Reporting Program; (4) adopted the Increased Preservation Area Alternative and (5) approved ECPA No. P18-00446-ECPA as revised to reflect the Increased Preservation Area Alternative.

Copies of the Applicant's proposal, the FEIR, ECPA No. P18-00446-ECPA and related documents are available for review on the Planning, Building and Environmental Services' (PBES) Current

Projects Explorer page at <https://pb.es.cloud/index.php/s/PNR3tG2ZbxbgYwp> or at the PBES Department located at 1195 Third Street, 2nd Floor, Napa, CA 94559.

The Director's final decision and (1) certification of the FEIR prepared for the Stagecoach North Modified Project ECPA (P18-00446-ECPA); (2) adoption of the findings required pursuant to the California Environmental Quality Act including, but not limited to, rejecting the Proposed Project, the No Project Alternative and the Increase Watercourse Setback Alternative, finding the Increased Preservation Area Alternative as revised and as set forth in the FEIR consistent with the Nap County General Plan and adopting the Mitigation Monitoring and Reporting Program; (3) adoption of the Increased Preservation Area Alternative; and (4) approval of ECPA No. P18-00446 as revised to reflect the Increased Preservation Area Alternative will occur by close of business on July 7~~10~~¹⁰, 2023. Notice of the Decision will be posted on the County's website at <https://pb.es.cloud/index.php/s/PNR3tG2ZbxbgYwp> and mailed to properties within 1,000 feet. For purposes of filing an appeal pursuant to NCC Section 2.88, the date of decision will be July 10, 2023.

DATED: June 28, 2023

Brian Bordona
Interim Director of Planning, Building, & Environmental Services
