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: 2025040851

PROJECT TITLE: 1510 Acquisition LLC Vineyard Development Agricultural Erosion Control Plan #P24-00015-ECPA

PROJECT LOCATION: 1510 Diamond Mountain Road, Calistoga (Assessor's Parcel No. 020-400-013-000), located approximately 0.5-mile southeast of the City of Calistoga and within the Agricultural Watershed (AW) zoning district.

PROJECT LOCATION – CITY (NEAREST): Calistoga **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: Agricultural Erosion Control Plan involving land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P24-00015-ECPA for the proposed clearing of vegetation, earthmoving and installation and maintenance of erosion control measures associated with the development of approximately 2.3 gross acres of vineyard with approximately 1.9 net planted acres in one vineyard block on an approximately 35.8-acre parcel. Average slopes within the development area range from 11 percent (%) to 18%, with an overall average slope of 15%. The project would convert to vineyard approximately 2.3 acres of Douglas fir forest, including 181 trees greater than 6-inch diameter at breast height (dbh). The project proposes a minimum 2.3-acre tree canopy preservation area on land with slopes less than 30% and outside of stream setbacks, including up to approximately 1.5 acres of Douglas fir forest, 0.7-acre of coast live oak woodland and 0.7-acre of Oregon white oak woodland.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P24-00015-ECPA

APPLICANT NAME: 1510 Acquisition LLC c/o Aaron Harkin
ADDRESS: 7272 Wisconsin Avenue, Floor 9, Bethesda MD 20814 **PHONE:** (707) 332-8917

REPRESENTATIVE: Applied Civil Engineering, Inc., c/o Mike Muelrath (RPE #67435)
ADDRESS 2160 Jefferson St., Suite 120 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 December 18, 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. Arifian for: DATE: June 25, 2025 TITLE: Planner III
Brian D. Bordona, Director