



A Tradition of Stewardship  
A Commitment to Service

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 Negative Declaration**

1. Project Title & Number: Shannon Ranches, Mitsuko Vineyard Conversion  
Agricultural Erosion Control Plan (ECPA) #P19-00052-ECPA
2. Property Owner(s): Withers Road Napa CA, LP
3. County contact person: Donald Barrella, Planner III, (707) 299-1338, [donald.barrella@countyofnapa.org](mailto:donald.barrella@countyofnapa.org)
4. Project location and APN: 4189 Withers Road, Napa, CA 94559, APN 047-280-017
5. Project Sponsor: Shannon Ranches c/o Nick Patti  
PO Box 2037, Clearlake Oaks, CA 95423
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Watershed (AW)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P19-00052-ECPA) for a proposed ±46.7 acre vineyard (±38.7 net vine acres) and subsequent vineyard operations and maintenance.
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, and the County intends to adopt a negative declaration. Copies of the proposed 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).

February 19, 2020

DATE OF THIS NOTICE

A handwritten signature in blue ink, appearing to read "Donald Barrella".

BY: Donald Barrella

**WRITTEN COMMENT PERIOD: February 20, 2020 – March 23, 2020**

*Please send written comments to the attention of Donald Barrella at 1195 Third St., Suite 210, Napa, CA. 94559  
or via e-mail to [donald.barrella@countyofnapa.org](mailto:donald.barrella@countyofnapa.org)*