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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

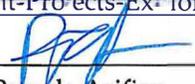
**Notice of Intent to Adopt a Mitigated Negative Declaration**

1. Project Title & Number: Real Thorevilos LLC Vineyard Conversion  
Agricultural Erosion Control Plan (ECPA) #P21-00170-ECPA
2. Property Owner(s): Real Thorevilos LLC, c/o Jay Heckenlively
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: 320 & 322 Mund Road, St. Helena; APNs 021-320-026, -027, -031 (formerly -028) & -032 (formerly -022)
5. Project Sponsor: Applied Civil Engineering, Inc./ Michael R. Muelrath (RPE No. 67435); 2160 Jefferson Street, Suite 230, Napa, CA 94559
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Watershed (AW)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P21-00170-ECPA) involving the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures associated with the development of approximately 23.2 gross acres of new vineyard (i.e., development area, proposed clearing limits; 19 net planted acres) within three vineyard blocks, located on three parcels (with existing road access through a fourth parcel) totaling approximately 384 acres.
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)).

December 12, 2022  
DATE OF THIS NOTICE

  
BY: Pamela Arifian

**WRITTEN COMMENT PERIOD: December 15, 2022 through January 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)*

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Building Division  
(707) 253-4417

Engineering & Conservation  
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