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: Donald Barrella, Planner III **PHONE:** (707) 299-1338

STATE CLEARING HOUSE NUMBER: #2023030032

PROJECT TITLE: Sattui Winery Inc., Hibbard Ranch Vineyard Conversion

PROJECT LOCATION: In the Carneros Creek and Browns Valley Creek Drainages on an approximate 421-acre parcel located at the terminus of Henry Road approximately 2.5 miles northwest of its intersection with Buhman Avenue, Napa, CA 94558 (APN 050-380-014) (Zoning: Agricultural Watershed).

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

PROJECT DESCRIPTION: Conversion to vineyard of approximately 48.6-acres (±30.4 net planted acres) of gently to steeply sloping (slopes typically from 5% to 30%: with an average slope of approximately 20%) annual grassland and oak woodland. The project applicant has prepared an ECPA as required by Napa County Code (Chapter 18.108, "Conservation Regulations").

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P19-00069-ECPA

APPLICANT NAME: Brooks Painter, V Sattui Winery Inc.
ADDRESS: 1111 White Lane, St. Helena CA 94574 **PHONE:** (707) 963-7774

REPRESENTATIVE: PPI Engineering
ADDRESS: 2800 Jefferson Street, Napa CA 94558 **PHONE:** (707) 253-1806

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 August 3, 2023, 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: _____ D. Barrella for: DATE: August 3, 2023 TITLE: Interim Director
Brian Bordona