

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 Napa County Clerk
P.O. Box 3044 900 Coombs St
Sacramento, CA 95812-3044 Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Dana Morrison, Supervising Planner PHONE: (707) 253-4437

STATE CLEARING HOUSE NUMBER: 2025030787

PROJECT TITLE: Haas Vineyard: Vineyard Conversion Agricultural Erosion Control Plan #P23-00355-ECP Section 17 Exemption

PROJECT LOCATION: Located in the Upper St. Helena Reach watershed, which is within the Napa River Watershed, on two parcels (one that contains the project well which is part of a mutual water company and one that contains the proposed vineyard infrastructure) with the main vineyard parcel comprising approximately 23.9 acres which is accessed from a driveway off of Swantson Road, which connects to Bournemouth Road which connects to the Silverado Trail approximately 0.8 miles north of the intersection of Deer Park Road and Silverado Trail, and approximately 0.5 miles north of the City of St. Helena: 2 Swanston Road, APN: 021-352-036 (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Vineyard Conversion - Section 17 Exemption - Environmental Review of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECP) #P23-00355-ECP, utilizing the one-time Section 17 Exemption from the Water Quality and Tree Protection Ordinance #1438, for the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures for conversion to vineyard of 5.0 gross acres of new vineyard (i.e., development area, proposed clearing limits; approximately 3.9 new net acres of vines, which includes legalization of 0.7 acres of existing vineyard previously planted without benefit of a permit) of gentle to steeply sloped (5-24% slope, with less than 0.13-acre occurring on slopes over 30%) fire impacted Douglas-fir forest (4.9 acres of 14.9 acres converted; a Timber Harvest/Conversion will be obtained by the property owner) and developed area (0.1 acres of 3.1 acres) located within the Napa River – Upper St. Helena Reach and Canon Creek watersheds consisting of approximate 23.9-acre parcel (APN: 021-352-036-000, 2 Swanston Road, St. Helena vineyard parcel; APNs 021-390-012 and 021-390-014 for well parcels). The project also includes 10 acres identified for reforestation and management under a Forest Management Plan.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P23-00355-ECPA Section 17 Exemption

APPLICANT NAME: Charles Haas

ADDRESS: 2 Swanston Road, St. Helena, Ca 94574

PHONE: 408-859-2293

REPRESENTATIVE: HD Vine LLC – C/O Coda Rainsford

ADDRESS: 2778 Royal Oak Place, Santa Rosa, Ca 95403

PHONE: 707-596-3565


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 May 7, 2025 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 Mitigated 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. Morrison for: Brian D Bordona, Director

DATE: May 7, 2025

TITLE: Supervising Planner