



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D. Bordona
Interim Director

Notice of Intent to Adopt a Negative Declaration

Project Title & Number: East Money Hole Reservoir, Grading Permit Application #ENG24-00017

Project Owner(s): Capra Company LLC. ETAL

County contact person: Kelli Cahill, Planner III (707) 265-2325, kelli.cahill@countyofnapa.org

Project location and APN: 2460 Sage Canyon Rd, St Helena, CA 94574, (APN) 025-440-053

Project Sponsor: Scott Zapotocky
416 Aviation Boulevard, Suite A, Santa Rosa, CA 95403

General Plan Designation: Agriculture, Watershed & Open Space (AWOS)

Zoning: Agricultural Watershed (AW)

Brief Description of the Project: Grading and construction of an approximately 6.8-acre-foot (af) off-stream agricultural water storage Reservoir that would capture direct rainfall and surface runoff from the 3.3 acre reservoir sub-watershed. The proposed Reservoir is approximately 2.4 acres (i.e., project site, development area), located within an existing disturbed area that was once planted to vineyard. The proposed Reservoir would be constructed of compacted native material and would be lined with a synthetic liner. No native vegetation would be removed or disturbed and no trees would be removed.

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 <https://www.pb.es.cloud/index.php/s/5ptA755dp6s2dEQ>.

June 17, 2025
DATE OF THIS NOTICE

Kelli Cahill
By: Kelli Cahill

WRITTEN COMMENT PERIOD: June 20, 2025 through July 21, 2025

Please send written comments to the attention of Kelli Cahill at 1195 Third St., Suite 210, Napa, CA. 94559 or via e-mail to kelli.cahill@countyofnapa.org