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NAPA COUNTY PLANNING

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Mitigated Negative Declaration for the project identified below:

MATTHES VINEYARD CONVERSION AGRICULTURAL EROSION CONTROL PLAN #P21-00047-ECPA – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P21-00047-ECPA for the proposed clearing of vegetation, earthmoving, land contouring, and installation and maintenance of erosion control measures associated with the development of approximately 13.2 gross acres of vineyard with approximately 11.1 net planted acres in three proposed vineyard blocks, located on an approximately 40.0-acre property. Average slopes within the development area range from 18% to 28% with an average slope of 23%, with a total of approximately 1.0-acre of non-contiguous land occurring on slopes over 30%. The proposed project would convert to vineyard the following pre-2020 Glass Fire vegetation communities: approximately 8.79 acres of mixed chaparral, 2.17 acres of coast live oak woodland, 1.94 acres of non-native annual grassland and 0.26-acre of Douglas fir forest. Based on existing (i.e., post-fire) conditions, the project proposes the removal of 17 existing oak trees and one (1) Ponderosa pine tree greater than 6-inch diameter at breast height (DBH) within an approximate 0.49-acre area. The project proposes a 7.3-acre Preservation Area, which includes 2.24 acres of the surviving intact coast live oak woodland.

LOCATION: Northeast of Meadowood Lane (no situs address), St. Helena (Assessor's Parcel No. 025-070-043-000), located approximately 1.5 miles northeast of the City of St. Helena and within the Agricultural Watershed (AW) zoning district.

CEQA STATUS: Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant environmental impacts on Biological Resources, Greenhouse Gas Emissions and Tribal Cultural Resources if mitigation measures are not included. This project site is not on any of the lists of hazardous waste sites enumerated under CA Government Code Section 65962.5.

The proposed Mitigated Negative Declaration application is available for inspection, along with copies of all documents that relate to the above-described project, between the hours of 8:00 AM. and 4:00 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written comments regarding the environmental effects of this project, the adequacy of the measures identified, and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments must be presented during the public review period, which runs from August 14, 2025, through September 15, 2025. Comments should be directed to Pamela Arifian, Napa County Department of Planning, Building

and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at pamela.arifian@gcountyofnapa.org and must be received before **5:00 p.m. on September 15, 2025**.

The Director of Planning, Building and Environmental Services will not act on the project during the public review period. Thereafter, the Director will consider all written comments received regarding whether or not the proposed project would have a significant effect on the environment, any written responses prepared, and the adequacy of the final environmental document produced prior to taking action on the project.

An appeal to the decisions of the Director of Planning, Building and Environmental Services regarding this project and the related environmental document must be filed in writing with the Clerk of the Board of Supervisors in the manner required by Napa County Code Chapter 2.88.

If you challenge these particular proceedings in court, you may be limited to raising only those issues you or someone else raised during the comment period described in this notice.

DATED: August 14, 2025

BY THE ORDER OF THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

BRIAN D. BORDONA, DIRECTOR