

# 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:** Pamela Arifian, Planner III **PHONE:** (707) 259-5934

**STATE CLEARING HOUSE NUMBER:** 2025080483

**PROJECT TITLE:** Matthes Vineyard Conversion Agricultural Erosion Control Plan #P21-00047-ECPA

**PROJECT LOCATION:** Northeast of Meadowood Lane (no situs address), St. Helena, CA 94574 (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.

**PROJECT LOCATION – CITY (NEAREST):** St. Helena

**PROJECT LOCATION - COUNTY:** Napa

**PROJECT DESCRIPTION:** Agricultural Erosion Control Plan involving 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 12.6 gross acres of vineyard with approximately 11.0 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.

**COUNTY PERMIT (S):** Agricultural Erosion Control Plan #P21-00047-ECPA

**APPLICANT NAME:** William and Leigh Matthes

**ADDRESS:** 1508 Spring Street, St. Helena, CA 94574

**PHONE:** (415) 517-6060

**REPRESENTATIVE:** Bartelt Engineering, c/o Paul N. Bartelt (RPE #45102)


**ADDRESS:** 1303 Jefferson St., Suite 200B, Napa, CA 94559

**PHONE:** (707) 258-1301

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 February 18, 2026 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:  P. Arifian for: DATE: February 18, 2026 TITLE: Planner III  
Brian D. Bordona, Director