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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:

DESIREE VINEYARD: VINEYARD CONVERSION – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECP) #P24-00028, for the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures for conversion to vineyard of 16.7 gross acres of new vineyard (i.e., development area, proposed clearing limits) with approximately 13.1 net planted acres, within 10 vineyard blocks on land that is moderate to steeply sloped (18-34% slope, with approximately 4.2-acre occurring on slopes over 30%) on an approximately 53.7-acre parcel. The project would convert approximately 13.28 acres of coast live oak woodland and approximately 2.24 acres of non-native annual grassland and includes permanent preservation of approximately 26.56 acres of coast live oak woodland.

LOCATION: 5681 Silverado Trail, Napa (APN: 039-040-042-000). The parcel is accessed by a private driveway from Silverado Trail (an existing paved road), approximately 0.6-mile east of the Town of Yountville. The project site is located within the Napa River Watershed- Yountville Reach drainage and within the Agricultural Preserve (AP) zoning district.

CEQA STATUS: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant environmental impacts on Tribal Cultural and Biological 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. All such comments must be presented during the public review period, which runs from September 25, 2025, through October 25, 2025.

Comments should be directed to Dana Morrison, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at dana.morrison@countyofnapa.org and must be received before **noon p.m. on October 25, 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: September 25, 2025

BRIAN D. BORDONA,
Director of Planning, Building and Environmental Services