# 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 Land Use and Climate Innovation
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
1195 Third Street, Napa Ca 94558

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

**STATE CLEARING HOUSE NUMBER:** 2025091119

**PROJECT TITLE:** Desiree Vineyard: Vineyard Conversion Agricultural Erosion Control Plan #P24-00028-ECP

**PROJECT LOCATION:** Located in the Napa River Watershed – Yountville Reach drainage on one 53.7 acre parcel accessed from Wappo Hill Road, a private road, which connects to the Silverado Trail approximately 2.5 miles north of the intersection of Oak Knoll Avenue and Silverado Trail, and approximately 3.41 miles north of the City of St. Helena and 0.6 miles east of the Town of Yountville. Address: 5681 Silverado Trail, APN: 039-040-042, Zoning: Agricultural Preserve (AP).

**PROJECT LOCATION – CITY (NEAREST):** Yountville **PROJECT LOCATION - COUNTY:** Napa

**PROJECT DESCRIPTION:** 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.

**COUNTY PERMIT (S):** Agricultural Erosion Control Plan #P24-00028-ECPA

**APPLICANT NAME:** Desiree Inc.
**ADDRESS:** 849 Zinfandel Lane, St. Helena, Ca 94574 **PHONE:** 408-859-2293

**REPRESENTATIVE:** Matt Bueno – PPI Engineering
**ADDRESS:** 2800 Jefferson Street, Napa, Ca 94558 **PHONE:** 707-253-1806

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 November 4, 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: _____ DATE: November 4, 2025 TITLE: Supervising Planner

D. Morrison for: Brian D Bordona, Director