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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:

SCHRAMSBERG VINEYARDS AGRICULTURAL EROSION CONTROL PLAN #P23-00360-ECPA – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P23-0060-ECPA for the proposed the clearing of vegetation, earthmoving and land contouring, and installation and maintenance of erosion control measures associated with the development of approximately 14.1 gross acres of vineyard with approximately 11.0 net planted acres (including 1.2 acres of existing vineyard installed without benefit of a permit) in seven (7) proposed vineyard blocks, located on four (4) of the six (6) separate parcels within the approximately 225-acre property. Average slopes within the development area range from four (4) percent (%) to 27%, with an overall average slope of 15%, and a total of approximately 1.1 acres (non-contiguous) having slopes slightly over 30%. The project would result in the conversion to vineyard of approximately 12.9 acres of pre-fire tree canopy, including 11.4 acres of Douglas fir forest and 1.5-acre of coast live oak woodland (approximately 163 existing/remaining trees). The project proposes to preserve 39.4 acres of vegetation canopy cover, including 6.9 acres of oak woodland and 32.5 acres of coniferous forest located on slopes less than 30% and outside of stream setbacks.

LOCATION: 1400 Schramsberg Road, Calistoga (Assessor's Parcel Nos. 020-300-014 and -015, 020-390-007, -008, -011 & -020), located approximately 2.5 miles southeast of the City of Calistoga, and the Agricultural Watershed (AW) 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 Biological Resources and Greenhouse Gas Emissions 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 October 30, 2025, through December 1, 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 December 1, 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: _October 30, 2025___

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