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: 2025101322

PROJECT TITLE: Schramsberg Vineyard Conversion Agricultural Erosion Control Plan #P23-00360-ECPA

PROJECT LOCATION: 1400 Schramsberg Road, Calistoga (Assessor's Parcel No. 020-300-014, -015, 020-390-007, -008, 011 & -020), located approximately 2.5 miles southeast of the City of Calistoga 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 13.9 gross acres of vineyard with approximately 10.8 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 38.1 acres of vegetation canopy cover, including a minimum of 3.1 acres of oak woodland, located on slopes less than 30% and outside of stream setbacks.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P23-00360-ECPA

APPLICANT NAME: Schramsberg Vineyards Company c/o Hugh Davies
ADDRESS: 1400 Schramsberg Road, Calistoga, CA 94515 **PHONE:** (800) 877-3623

REPRESENTATIVE: Applied Civil Engineering, Inc., c/o Mike Muelrath (RPE #67435)
ADDRESS 2160 Jefferson St., Suite 200B, Napa, CA 94559 **PHONE:** (707) 320-4968

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 December 18, 2024 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: December 18, 2025 TITLE: Planner III
Brian D. Bordona, Director