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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:

MAXVILLE VINEYARD: VINEYARD CONVERSION – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECP) #P23-00130-ECP, for the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures for conversion to vineyard of 56.2. gross acres of new vineyard (i.e., development area, proposed clearing limits) with 42 net planted acres in ten vineyard blocks (Blocks A through J) [reduced from original request of 83.5 acres and 14 blocks] of gentle to steeply sloped land (5-37% slope, with an average slope of 20% with 1.7 acres occurring on slopes over 30%) consisting of coast live oak woodland (2.8 acres out of 111.27 acres), oregon white oak woodland (0.8 acres out of 33.78 acres), blue oak woodland (6.9 acres out of 216.12), mixed oak forest (0.1 acres out of 121.43 acres), wild oat grassland (43.5 acres out of 301.65 acres), walnut orchard (0.15 acres out of 0.15 acres) and ruderal land (1.9 acres out of 30.55 acres) located within the Napa River Watershed (Chiles Creek) and the Sacramento River Watershed (Maxwell Creek – located within the Lake Hennessey Sensitive Domestic Water Supply Drainage) located on approximately 1,025 acres split across three (3) parcels (Assessors Parce Numbers [APNs]: 025-020-023-000, 025-020-027-000, and 025-020-028-000). The project also includes 32.4 acres identified for permanent preservation in addition to the 520 acres already in a Forever Wildland Conservation Easement under the oversight of the Napa County Land Trust.

LOCATION: 4000, 4105, 4128, 4300, and 4321 Chiles Pope Valley Road (APNs: 025-020-023-000, 025-020-027-000, and 025-020-028-000), including addresses, located approximately 5.4 miles east of the City of Saint Helena. 2 Swanston Road, St. Helena (Assessor's Parcel No. 021-352-036-000). The parcel is accessed by existing driveways and agricultural roads coming off of Chiles Pope Valley Road. The project site is located approximately 5.4-miles east of the City of St. Helena.

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, Tribal/Cultural Resource and Air Quality, 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 November 6, 2025 through December 8, 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 December 8, 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: November 6, 2025

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