

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: 2025110234

PROJECT TITLE: Maxville Vineyard: Vineyard Conversion Agricultural Erosion Control Plan #P23-00130-ECPA

PROJECT LOCATION: 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 at addresses 4000, 4105, 4128, 4300, and 4321 Chiles Pope Valley Road (APNs: 025-020-023-000, 025-020-027-000, and 025-020-028-000), located approximately 5.4 miles east of the City of Saint Helena.

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: 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.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P23-00130-ECPA

APPLICANT NAME: Koko Nor Corporation c/o Scott Garvey
ADDRESS: 2721 Las Amigas Road, Napa CA 94559

PHONE: 7078150357

REPRESENTATIVE: Coda Rainsford, HD Vine
ADDRESS: Santa Rosa, CA; email: coda@hdvine.com

PHONE: 707-533-3511

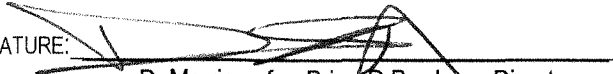
This is to advise that the Napa County Conservation, Development and Planning Department as Lead Agency Responsible Agency has approved the above-described project on March 13, 2026 and made the following determinations:

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: 
D. Morrison for: Brian D Bordoña, Director

DATE: March 13, 2026

TITLE: Supervising Planner