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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:

230 LONG RANCH ROAD LLC VINEYARD DEVELOPMENT AGRICULTURAL EROSION CONTROL PLAN #P24-00114-ECPA – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P24-00114-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 18.8 gross acres of vineyard with approximately 15.8 net planted acres in four (4) proposed vineyard blocks located on an approximately 48.42-acre property. Average slopes within the development area range from five (5) percent (%) to 19%, with an overall average slope of 10%, and approximately 0.4-acre of isolated areas within the project area exceeding 30% slopes. The project would convert to vineyard approximately 10.53 acres of chaparral habitat, which includes 6.4 acres of chamise and 4.13 acres of Scrub Interior Live Oak – Scrub Oak. The project proposes to preserve 4.1 acres +/- of comparable Scrub Interior Live Oak – Scrub Oak Habitat located on less than 30% slopes and outside of stream setbacks.

LOCATION: 230 Long Ranch Road, St. Helena (Assessor's Parcel No. 032-560-027), located approximately 2.8 miles from its intersection with California State Route 128 / Sage Canyon Road, and approximately 5.5 miles southeast of the City of St. Helena, and in 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 November 27, 2025, through December 27, 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@countyofnapa.org and must be received before **5:00 p.m. on December 27, 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 27, 2025

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