



Notice of Determination

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To:

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Pamela Arifian, Planner III; (707) 259-5934, pamela.arifian@countyofnapa.org

Project Information

Project Title: 230 Long Ranch Road LLC Vineyard Development Agricultural Erosion Control Plan #P24-00114-ECPA

County Permit(s): Agricultural Erosion Control Plan #P24-00114-ECPA

State Clearinghouse Number: 2025110958

Project Location: 230 Long Ranch Road, St. Helena, 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.

Project APN: 032-560-027-000

Project Location - County: Napa

Project Location - Nearest City: St. Helena

Project Description: Land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan #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 14.8 gross acres of vineyard with approximately 12.1 net planted acres in four (4) proposed vineyard blocks located on an approximately 48.42-acre property as approved by Napa County PBES Director on June 8, 2026.

Project Applicant Name: 230 Long Ranch Road LLC, c/o Edward Bystrowski

Project Applicant Address: 230 Long Ranch Road, St. Helena, CA 94574

Project Representative: Applied Civil Engineering, Inc., c/o Mike Muelrath (RPE #67435), 2160 Jefferson St., Suite 200B, Napa, CA 94559

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on June 8, 2026 and made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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 Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

Signature



Signed by Lead Agency contact: Pamela Arifian, Planner III

Date: June 8, 2026