



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY PLANNING

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Negative Declaration for the project identified below:

MILLER VINEYARD, VINEYARD CONVERSION – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P24-00314-ECPA for the clearing of non-native grassland, within the proposed project area (or clearing limits), earthmoving, and the installation and maintenance of erosion control measures and agricultural infrastructure, in connection with the development of 5.51 gross acres of new vineyard (±4.52 net planted acres) within an approximate 10.47-acre parcel.

LOCATION: 30 Lupine Hill Road Napa (APN 052-170-054) located on the south side of Lupine Hill Road approximately 1,374 feet east of the intersection of 1st Avenue and Lupine Hill Road within the Hagen Creek Drainage and the Napa River watershed, and in an Agricultural Watershed (AW) Zoning District.

CEQA STATUS: Negative Declaration prepared. This project site is not on any of the lists of hazardous waste sites enumerated under CA Government Code Section 65962.5.

The proposed 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 4:30 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 Negative Declaration are solicited. All such comments must be presented during the public review period, which runs from **February 5, 2026, through March 7, 2026**.

Comments should be directed to Kelli Cahill, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at donald.barrella@countyofnapa.org and must be received before 5:00 p.m. on **March 7, 2026**. 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: February 5, 2026

BRIAN D. BORDONA, DIRECTOR