



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: Kelli Cahill, Planner III, (707) 265-2325

Project Information

Project Title: Miller Vineyard Conversion P24-00314-ECPA

County Permit(s): Agricultural Erosion Control Plan P24-00314-ECPA

State Clearinghouse Number: 2026010771

Project 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.

Project APN: 052-170-054

Project Location - County: Napa

Project Location - Nearest City: Napa

Project Description: The proposed project involves 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 (\pm 4.52 net planted acres) within an approximate 10.47-acre parcel, as approved by Napa County PBES Director on May 5, 2026.

Project Applicant Name: Jeffery Miller, (408) 458-6221

Project Applicant Address: 26800 Soquel San Jose Road, Los Gatos, CA 95033

Project Representative: Drew Aspegren, (RPE #31418) Napa Valley Vineyard Engineering, Inc. 176 Main Street, Suite B, St. Helena, CA 94574, (707) 963-4927

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on [date] 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 not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at:

<https://www.pbes.cloud/index.php/s/mJtpjXMrj8SDKQ4>

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

Signature



Signed by Lead Agency contact: Kelli Cahill, Planner III

Date: May 18, 2026