



Notice of Intent to Adopt a Mitigated Negative Declaration

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, pamela.arifian@countyofnapa.org (707) 259-5934

Project Information

Project Title: Fulton Ranch Vineyard Agricultural Erosion Control Plan #P23-00326-ECPA

County Permit(s): Agricultural Erosion Control Plan #P23-00326-ECPA

Project Address: 263 Petrified Forest Rd, Calistoga, CA 94515, located approximately 0.6-mile from the intersection of Petrified Forest Road and Franz Valley School Road and approximately 1.2 miles west of the City of Calistoga, and in the Agricultural Watershed (AW) zoning district.

Project Assessor Parcel Number(s) (APNs): 020-430-005, -006, -018, -019, and -027

Project Location - County: Napa

Project Location - Nearest City: Calistoga

Project Description: Land disturbing activities on slopes greater than 5% associated with the proposed clearing of oak woodland, Douglas fir forest and ruderal lands within the proposed project area (i.e., clearing limits), earthmoving and land contouring, and the installation and maintenance of erosion and runoff control measures and agricultural infrastructure in connection with the development of approximately 4.79 gross acres of vineyard (i.e., proposed development area) with approximately 3.66 net planted acres in five (5) proposed vineyard blocks, located on three (3) parcels (i.e., project site) within a five-parcel property holding of approximately 182.78 acres.

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 Tribal Cultural Resources 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 May 14, 2026, through June 13, 2026. 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 June 13, 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.

DATE: 5/7/2026



Pamela Arifian, Planner III for

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