



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

Project Information

Project Title: Fulton Ranch Vineyard Agricultural Erosion Control Plan

County Permit(s): Agricultural Erosion Control Plan #P26-00176-ECPA (formerly #P23-00326-ECPA)

State Clearinghouse Number: 2026050479

Project Location: 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's Parcel Numbers (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, as approved by Napa County PBES Director on July 14, 2026.

Project Applicant Name: Diamond Mountain Investors 1031 LLC and Parkway Plaza Venture, c/o Dirk Fulton, Manager and General Partner

Project Applicant Address: 768 West H Street, Benicia, CA 94510

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on July 14, 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 not 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

A handwritten signature in blue ink, appearing to read 'P. Arifian', is written over a horizontal line.

Signed by Lead Agency contact: Pamela Arifian, Planner III
Date: 7/14/2026