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NAPA COUNTY PLANNING

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

V. SATTUI WINERY INC., HIBBARD RANCH VINEYARD CONVERSION – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P19-00069-ECPA for the clearing of oak woodland and annual grassland within the proposed clearing limits (or project area), earthmoving, and the installation and maintenance of erosion control measures and agricultural infrastructure in connection with the development of 53.6 gross acres of new vineyard (33.5 net planted acres) within an approximate 421-acre parcel.

LOCATION: The terminus of Henry Road approximately 2.5 miles northwest of its intersection with Buhman Avenue (Assessor's Parcel No. 050-380-014), within the Carneros Creek and Browns Valley Creek Drainages, and an Agricultural Watershed (AW) Zoning District.

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 Groundwater 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 4:30 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://pbes.cloud/index.php/s/zGksXBxjQoxKx9r>

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. All such comments must be presented during the public review period, which runs from **March 2, 2023**, through **April 1, 2023**.

Comments should be directed to Donald Barrella, 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 April 1, 2023**.

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: March 2, 2023

BRIAN BORDONA, INTERIM DIRECTOR

