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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:

**HAAS VINEYARD: VINEYARD CONVERSION – SECTION 17 EXEMPTION – ENVIRONMENTAL REVIEW** of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECP) #P23-00355-ECP, utilizing the one-time Section 17 Exemption from the Water Quality and Tree Protection Ordinance #1438, for the clearing of vegetation, earthmoving, and installation and maintenance of erosion control measures for conversion to vineyard of 5.0 gross acres of new vineyard (i.e., development area, proposed clearing limits; approximately 3.9 new net acres of vines, which includes legalization of 0.7 acres of existing vineyard previously planted without benefit of a permit) of gentle to steeply sloped (5-24% slope, with less than 0.13-acre occurring on slopes over 30%) fire impacted Douglas-fir forest (4.9 acres of 14.9 acres converted; a Timber Harvest/Conversion will be obtained by the property owner) and developed area (0.1 acres of 3.1 acres) located within the Napa River – Upper St. Helena Reach and Canon Creek watersheds consisting of approximate 23.9-acre parcel (APN: 021-352-036-000, 2 Swanston Road, St. Helena vineyard parcel; APNs 021-390-012 and 021-390-014 for well parcels). The project also includes 10 acres identified for reforestation and management under a Forest Management Plan.

**LOCATION:** 2 Swanston Road, St. Helena (Assessor's Parcel No. 021-352-036-000). The parcel is accessed by a private driveway from Swanston Road (an existing paved road) which connects via Bournemouth Road to Silverado Trail N. The project site is located approximately 0.5-mile north of the City of St. Helena. The project site is located within the Napa River – Upper St. Helena Reach and Canon Creek watersheds, and within the Agricultural Watershed 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 Cultural and Biological 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. All such comments must be presented during the public review period, which runs from March 20, 2025, through April 21, 2025.

Comments should be directed to Dana Morrison, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org) and must be received before **noon p.m. on April 21, 2025**.

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 20, 2025

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