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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:

TRUST VINEYARD PARTNERS, VINEYARD CONVERSION – ENVIRONMENTAL REVIEW of land disturbing activities on slopes greater than 5% associated with Agricultural Erosion Control Plan (ECPA) #P19-00194-ECPA for the clearing of mixed oak woodlands, non-native grassland, chamise chaparral and fallow vineyard 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 13.8 gross acres of new vineyard (± 11.2 net planted acres) within an approximate 42.9-acre parcel. The project also includes the installation of a new irrigation mainline from the pump station of an existing off-site pond to the new vineyard footprint, resulting in a temporary disturbance of roughly 1,000 sf.

LOCATION: Approximately 1.8 miles northwest of downtown Yountville, more specifically approximately 0.25 miles southeast of the terminus of Dwyer Road Assessor's Parcel No. 027-490-006 ("Subject Property"), within the Yountville Hill area of the County, and in an Agricultural Preserve (AP) and Agricultural Watershed (AW) Zoning District. The project also includes additional off-site Preservation Area located on APN 027-490-012 ("Preservation Property") that abuts the Subject Property to the southwest. The project's water sources are located on APNs 027-500-032 (7353 North St. Helena Highway) and 027-381-015 (7349 North St. Helena Highway) ("Water Source Properties") abutting and located immediately east of the Subject Property, and project water storage is located within an existing pond on APN 027-500-016 ("Water Storage Property") that abuts the Subject Property to the east.

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 Greenhouse Gas Emissions 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://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 **April 10, 2025**, through **May 12, 2025**.

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 May 12, 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: April 10, 2025

BRIAN D. BORDONA, DIRECTOR

