

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES DEPT.

1195 THIRD STREET, SUITE 210, NAPA, CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

Project Title: Skyline Wilderness Park Parcel Map Exemption – P24-00249

Project Applicant: County of Napa

Project Location – Napa County APNs 046-450-041, 046-380-001, 046-450-042, 046-390-001, 045-350-002, and 045-360-001.

Project Location - City: N/A

Project Location - County: Napa

Description of Nature, Purpose and Beneficiaries of Project: Napa County is pursuing acquisition, through purchase, of Skyline Wilderness Park from the State of California. The property consists of +/-874 acres (Skyline Wilderness Park) including all or portions of Napa County APNs 046-450-041, 046-380-001, 046-450-042, 046-390-001, 045-350-002, and 045-360-001. Skyline Wilderness Park is currently owned by the State of California, leased by the County of Napa, and operated as a regional park by the Skyline Park Citizens Association. As part of the proposed acquisition, APNs 046-450-041 and 046-380-001 (+/- 364 acres combined) will be split, with +/-206 acres being purchased by the County and +/- 158 acres remaining in possession of the State.

Name of Public Agency Approving Project: County of Napa

Name of Person or Agency Carrying Out Project: County of Napa & State of California Department of General Services

Exempt Status: (check one):

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. Consideration and possible adoption of categorical exemptions under the California Environmental Quality Act (CEQA) for Class 12 [B(2) The property to be sold would qualify for an exemption under any other class of categorical exemption ...], Class 16 (Transfer of Ownership of Land in Order to Create Parks) and Class 25 (Transfers of ownership of interests in land in order to preserve natural conditions and historical resources [CEQA Guidelines §§ 15312 (B.2), 15316 (a), 15325 (a), (c), and (f)] and an exemption under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, otherwise known as the "Common Sense Exemption" (CEQA Guidelines § 15061(b)(3)).

Reasons why project is exempt: It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA under the aforementioned exemptions pursuant to Napa County's Local Procedures for Implementing CEQA and the CEQA Guidelines. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Lead Agency Contact Person: Michael Parker, Planning Manager

Area Code/Telephone/Extension: (707) 299-1407

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: December 14, 2024 Title: Planning Manager

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Oaks, and Blue Oaks, as well as the presence of narrow-anthered brodiaea and Greene's narrow-leaved daisy. Portions of the parcel have a Landcover Categories of Grassland, Agriculture, and Riparian, Oak, Valley Oak, and Evergreen Oak Woodlands. Based on the information contained in Napa County's environmental maps, there are seven historic sites located on this parcel: the PSI Restaurant Napa State Hospital, the PSI Pump House, the Napa State Hospital Stone Barn/ Electric Shop, the PSI Dairy Barn, Coombs Ranch Dam, Lake Camille Dam, and Lake Louise Dam.

APN 046-380-001 is zoned AW:SWP and has a General Plan Designation of AWOS. The parcel has slopes ranging from 0 to 50+%. The parcel has 11% of land classified as Farmland of Local Importance with the remaining 89% classified as Grazing Land. Soils across the parcel consists of Haire loam, 2 to 9 percent slopes; Hambright rock-Outcrop complex, 30 to 75 percent slopes; Rock outcrop-Hambright complex, 50 to 75 percent slopes; and Sobrante loam, 5 to 30 percent slopes. Vegetation types include California Annual Grasslands, Coast Live Oaks, Blue Oaks, Foothill Pine, California Bay, Madrone, Black Oak Big Leaf Maple, White Alder, Mixed Manzanita, as well as the presence of narrow-anthered brodiaea and Greene's narrow-leaved daisy. Approximately 1.77-acres of the parcel have a Landcover Category of Developed, and 5.84-acres have a Landover Category of Agriculture. The remaining portions of the parcel have Landcover Categories of Grassland, Shrubland, and Riparian, Oak, Coast Live Oak, and Evergreen Oak Woodlands.

APN 046-450-042 is zoned AW:SWP with a mixed General Plan Designation of MR and AWOS. The parcel has slopes ranging from 25 to 50+% with 100% of the parcel classified as Grazing lands. Soils across the parcel consists of Hambright rock-Outcrop complex, 30 to 75 percent slopes. Vegetation types on this parcel include Coast Live Oak and Blue Oak, as well as the presence of narrow-anthered brodiaea and Greene's narrow-leaved daisy. A portion of the parcel have landcover categories of Oak and Evergreen Oak Woodlands.

APN 046-390-001 is zoned AW:SWP with a mixed General Plan Designation of Mineral Resource and Agriculture, Watershed and Open Space (AWOS). The parcel has slopes ranging from 0 to 50+% with 100% of the parcel classified as Grazing lands. Soils across the parcel consists of Hambright rock-Outcrop complex, 30 to 75 percent slopes; Rock outcrop-Hambright complex, 50 to 75 percent slopes; Sobrante loam, 30 to 50 percent slopes; and Sobrante loam, 5 to 30 percent slopes. Vegetation types on this parcel include California Annual Grasslands, Mixed Manzanita, Chamise Alliance, White Alder, Coast Live Oak, and Blue Oak, as well as the presence of narrow-anthered brodiaea and Greene's narrow-leaved daisy. Portions of the parcel have landcover categories of Shrubland and Riparian, Oak, White Alder, and Evergreen Oak Woodlands.

APN 045-350-002 is zoned AW:SWP with a General Plan Designation of AWOS. Small portions of the parcel are sloped 0 to 5%, with the large majority of the parcel sloped between 30 to 50+% and 100% of the parcel classified as Grazing lands. Soils across the parcel consists of Hambright rock-Outcrop complex, 30 to 75 percent slopes; Rock outcrop-Hambright complex, 50 to 75 percent slopes; and Sobrante loam, 30 to 50 percent slopes. Vegetation types on this parcel include California Annual Grasslands, Chamise Alliance, California Bay, Madrone, White Alder, Coast Live Oak, and Blue Oak, as well as the presence of narrow-anthered brodiaea, Greene's narrow-leaved daisy, and holly-leaved ceanothus. A small portion of the parcel, 1.41 acres, has a landcover category of Developed. The remainder of the parcel has landcover categories of Grasslands and Shrubland, as well as Riparian, Oak, White Alder, and

Evergreen Oak Woodlands. Based on the information contained in Napa County's environmental maps, there is one historical site on this parcel which is identified as Lake Marie Dam.

APN 045-036-001 is zoned AW:SWP with a General Plan Designation of AWOS. Small portions of the parcel are sloped 0 to 15%, with the large majority of the parcel sloped between 30 to 50+% and 100% of the parcel classified as Grazing lands. Soils across the parcel consists of Hambright rock-Outcrop complex, 30 to 75 percent slopes; Hambright-Rock outcrop complex, 2 to 30 percent slopes; Rock outcrop-Hambright complex, 50 to 75 percent slopes; and Sobrante loam, 30 to 50 percent slopes. A small, 2.46-acre portion of the parcel has vegetation categorized as Fresh Water Marsh. The majority of vegetation types on this parcel include California Annual Grasslands, Chamise Alliance, White Alder, California Bay, Madrone, Coast Live Oak, as well as the presence of narrow-anthered brodiaea and Greene's narrow-leaved daisy. A 2.46-acre portion of the parcel has a Landcover Category of Wetlands. The majority of the parcel has Landcover Categories of Grassland, Shrubland, and Riparian, Oak, and Evergreen Oak Woodlands

The parcels directly to the East of parcel 046-450-041 are zoned Planned Development (PD) and owned and operated by the State of California/ Napa State Hospital. North-east is the City of Napa, and directly North are parcels within Napa County zoned Agricultural Watershed (AW). To the West is the Solano County Line, and South of these parcels are parcels within the County zoned AW.

The parcels are not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

CEQA Exemption Criteria and Analysis:

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA.

CEQA Guideline Section 15312 (Surplus Government Property Sales) states: "Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if: B. Any of the following conditions exist: (2) The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines ..."

CEQA Guideline Section 15316 (Transfer of Ownership of Land in Order to Create Parks) states: "Class 16 consists of the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either: a) The management plan for the park has not been prepared, or b) The management plan proposes to keep the area in a natural condition or preserve the historical or archaeological resources. CEQA will apply when a management plan is proposed that will change the area from its natural condition or cause substantial adverse change in the significance of the historical or archaeological resource."

Additionally, CEQA Guideline Section 15325 (Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources) notes: "Class 25 consists of the transfers of ownership of

interests in land in order to preserve open space, habitat, or historical resources. Examples include but are not limited to ... a) Acquisition, sale, or other transfer of area to preserve the existing natural conditions, including plant or animal habitats... c) Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats ... f) Acquisition, sale, or other transfer to preserve open space or lands for park purposes.”

Based upon the above analysis there is no reasonable possibility that the project or its cumulative impact would have a significant effect on the environment. Napa County’s request for a parcel map exemption for the Skyline Wilderness Park Acquisition application request meets the criteria for eligibility as a Class 16 and Class 25 Categorical Exemption from CEQA.

General Plan Consistency Analysis:

Based on analysis of the County’s 2008 General Plan, the acquisition is consistent with and actively implements the following goals and policies of the Recreation and Open Space Element, the Agricultural Preservation, and Land Use and Conservation Elements:

Goal ROS-1: To ensure an extensive landscape of open space in which recreation, the protection of natural, cultural, and archaeological resources, agricultural production, and private property are mutually supportive and complementary.

ROS-1: The County encourages the acquisition... and operation of recreational open space and facilities... The County shall coordinate with and support the Napa County Regional Park and Open Space District in implementing this policy.

Goal ROS-2: To create and maintain a high-quality system of parks, trails, and recreational, interpretive, and environmental education facilities.

ROS-11: Increase by 2030 the amount of dedicated open space available, improved, and managed for nature-based recreation by the general public by improving access to existing public lands and by selective public acquisition from willing landowners of fee title ownership, easements, and/or license agreements over high priority open space lands.

ROS-15: The County, in coordination with and generally by working through the Napa County Regional Park and Open Space District, shall plan for and reserve land for recreational facilities and encourage non-commercial recreational development, including both parks and a comprehensive system of trails... The following recreational opportunities are the County of Napa’s priorities: ... Assure the permanent protection of Skyline Wilderness Park as a public park and nature-based recreation area through all appropriate means including but not limited to acquisition, state legislation, and local zoning requirements. ...

Goal ROS-3: To make recreational, cultural, interpretive, and environmental education opportunities available to all county residents.

ROS-22: Nature-based recreational opportunities should be provided near each population center and in more remote parts of the county. Urban recreation opportunities should be considered for the more developed, non-agricultural areas of the unincorporated county.

AG/LU-12: No new non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies AG/LU-2, AG/LU-5, AG/LU-26, AG/LU-44, AG/LU-45, and ROS-1.

CON-1: The County will preserve land for greenbelts, forest, recreation, flood control, adequate water supply, air quality improvement, habitat for fish, wildlife and wildlife movement, native vegetation, and natural beauty. The County will encourage management of these areas in ways that promote wildlife habitat renewal, diversification, and protection.

CON -4: The County recognizes that preserving watershed open space is consistent with and critical to the support of agriculture and agricultural preservation goals.

Goal CON-6: Preserve, sustain, and restore forests, woodlands, and commercial timberland for their economic, environmental, recreation, and open space values.