

**NOTICE OF EXEMPTION**

NAPA COUNTY PLANNING, BUILDING, & ENVIRONMENTAL SERVICES  
DEPARTMENT  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559

To:  Office of Planning and Research via CEQA Submit Napa, CA 94559  
 Napa County Clerk 900 Coombs St

**PROJECT TITLE:** Saghi Mey Vineyards Track I Vineyard Conversion

**PERMIT(S):** Agricultural Erosion Control Plan #P24-00323-ECPA

**PROJECT LOCATION - SPECIFIC:** The project is located at 255 North White Cottage Road, Angwin, in Napa County near the intersection of Keyes Ave, on a 4.43-acre parcel zoned AW (Agricultural Watershed) (APN: 024-032-009-000 / 38°34'42.122"N 122°27'19.599"W)

**PROJECT LOCATION – CITY (NEAREST):** Angwin

**PROJECT LOCATION - COUNTY:** Napa

**PROJECT DESCRIPTION:** The purpose of the proposed grading and earthmoving activity is to prepare the project area for planting 1.4 acres of new vineyard. Planned land preparation activities include clearing and grubbing of existing vegetation on previously developed areas, re-contouring and land smoothing to promote sheet flow, ripping and rock breaking as needed to fracture subsoils and rock to a depth of approximately 24 to 48 inches to prepare soil for planting and to incorporate soil amendments within the vineyard footprint area, mechanical and hand rock raking to remove loose rocks from the ground surface, discing and harrowing to prepare seedbed for vegetative erosion control measures, installation of erosion control features, construction of a new vineyard access road to provide access from the existing paved driveway to the development area, and installation of vineyard irrigation and trellis systems. The project area is located on slopes between 0-5 percent and 5-10 percent. Cuts and fill will be minor and are expected to average 0 to 6 inches. The estimated quantify of grading is approximately 250 cubic yards of cut and 250 cubic yards of fill.

**Name of Public Agency Approving Project:** Napa County Planning, Building, & Environmental Services Department

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Ehsan Rezvan  
**ADDRESS:** 7888 Wren Avenue, Suite B-120, Gilroy, CA 95020; osugum05@gmail.com **PHONE:** (408) 612-2952

**REPRESENTATIVE:** Michael R. Muelrath (RPE No. 67453), Applied Civil Engineering, Inc.  
**ADDRESS:** 2160 Jefferson Street, Suite 120, Napa, CA 94559; mike@appliedcivil.com **PHONE:** (707) 320-4968

**EXEMPT STATUS (CHECK ONE):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15268(b)(c));
- Categorical Exemption. State type and California Environmental Quality Act Guidelines (CEQAG) section number: *Class 4: Minor Alterations to Land; State CEQA Guidelines Section 15304*
- Statutory Exemptions. State code number:

**REASONS WHY PROJECT IS EXEMPT:** The project meets the criteria for minor private alterations to the condition of land based on CEQA Guidelines Section 15304. The project consists of less than 10,000 cubic yards of earthmoving activity on a parcel less than five acres in an area of less than 10 percent slope. The area to be disturbed is not situated on a recognized hazardous waste site or in a biologically sensitive area and will not exacerbate any known landslide. No sensitive species were observed on site and there will not be any tree removal of suitable trees for nesting or roosting activities. A 50-foot setback for an area identified as potential wetland is proposed as part of the project. The project will not contribute to increases in local off-site stream flows or sediment levels, reductions in groundwater recharge, groundwater levels, or available wildlife habitat, or changes in other environmental parameters. There are no unusual circumstances associated with the project that would cause it to have a significant effect on the environment.

**LEAD AGENCY CONTACT PERSON:** Andrew Amelung, Planner II, [andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org) **PHONE:** (707) 253-4307

Signature:  Title: Planner II Date: 5/15/2025

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_ / \_\_\_ / \_\_\_.