

NOTICE OF EXEMPTION

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

To: Governor's Office of Land Use
And Climate Innovation
Via CEQA Submit Portal Napa County Clerk
900 Coombs St
Napa, CA 94559

PROJECT TITLE: Black Cat Vineyard Conversion

PERMIT(S): Agricultural Erosion Control Plan #P23-00131-ECPA

PROJECT LOCATION - SPECIFIC: The project is located in the Kreuse Creek Drainage on two parcels (APNs 045-380-011 & 046-352-007) totaling 19.55 acres located at 1352 4th Avenue approximately 0.1-mile north of its intersection with Imola Avenue in the Coombsville area of Napa County, California (Zoning: Agricultural Watershed).

PROJECT LOCATION - CITY (NEAREST): NAPA **PROJECT LOCATION - COUNTY:** NAPA

PROJECT DESCRIPTION: Conversion to vineyard of approximately 4.0 gross acres (3.5 net acres), including earthmoving activities, installation and maintenance of erosion control measures, on gently to moderately sloped (ranging from 0% to 9.9%) non-native grassland within an approximate 14.1-acre parcel (APN 045-380-011). Project also includes legalization of existing 2.9-acre vineyard installed without benefit of a permit on an approximate 5.45-acre parcel (APN 046-352-007) adjacent to the aforementioned parcel under same ownership. Applicant has prepared an Agricultural Erosion Control Plan as required by Napa County Code Chapter 18.108, Conservation Regulations, and was approved by Napa County PBES Director on June 11, 2025.

Name of Public Agency Approving Project: Napa County (Planning, Building and Environmental Services)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Rick Reichow
ADDRESS: 1352 4th Ave, Napa CA 94559 **PHONE:** 707-321-4403

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:
Section 15304 Class 4
 Statutory Exemptions. State code number:
 General Rule: [Sec.15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The project avoids the reservoir and Kreuse Creek with minimum required setbacks, and would not involve tree removal. There are no mapped areas of severe geologic hazards, and the project is not located in an area visible from a designated scenic road. The project would utilize recycled water and would not result in reductions in groundwater recharge or groundwater levels. Fencing would be limited to vineyard block boundaries. The project includes pre-construction surveys for nesting birds and raptors and American badger with avoidance buffers if detected. The project area is not situated on a recognized hazardous waste site enumerated under Government Code Section 65962.5. An archaeological report did not find evidence of cultural resources onsite, and the applicant would work with local Tribes to ensure that any Tribal cultural resources discovered during earth-moving activities. It has been demonstrated through project modeling that the conversion would not result in increases in soil loss or runoff above existing conditions, or result in increases in local off-site stream flows or sediment levels. Finally, there are no unusual circumstances associated with this project that would cause it to have a significant effect on the environment (see project file in the office of the Napa County Department of Planning, Building and Environmental Services for the documentation supporting these conclusions).

LEAD AGENCY CONTACT PERSON: Pamela Arifian, Planner III, pamel.a.arifian@countyofnapa.org **PHONE:** (707) 259-5934

Signature:  Title: Planner III Date: 6/11/2025

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: