

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & 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

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Kelli Cahill PHONE: 707-265-2325

STATE CLEARING HOUSE NUMBER: 2025060941

PROJECT TITLE: East Money Hole Reservoir, Grading Permit Application #ENG24-00017

PROJECT LOCATION: IN THE CLEAR CREEK DRAINAGE OF THE NAPA RIVER WATERSHED IN NAPA COUNTY, ON AN APPROXIMATE 73.66-ACRE PARCEL LOCATED APPROXIMATELY 7 MILES EAST OF THE CITY OF ST. HELENA OFF SAGE CANYON ROAD, APPROXIMATELY 2.3 MILES EAST OF THE INTERSECTION OF SAGE CANYON ROAD AND CHILES POPE VALLEY ROAD, APN 025-440-053-000 (ZONING: AGRICULTURAL WATERSHED).

PROJECT LOCATION - CITY (NEAREST): ST. HELENA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The proposed project involves grading and the construction of an approximately 6.8-acre-foot (af) off-stream agricultural water storage Reservoir that would capture direct rainfall and surface runoff from the 3.3-acre reservoir sub-watershed. The footprint of the proposed Reservoir is approximately 2.4 acres (i.e., project site, development area). The proposed Reservoir would be constructed of compacted native material and would be lined with a synthetic liner. The proposed Reservoir would be developed within an existing disturbed area that was once planted to vineyard approved for replant under Track I Erosion Control Plan (ECP) P17-00242-ECPA; no native vegetation would be removed or disturbed and no trees would be removed. The development area maintains required setbacks from blue-line streams and property lines and is located outside of the Federal Emergency Management Area (FEMA) flood zones.

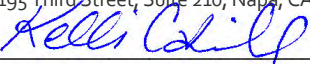
COUNTY PERMIT (S): ENG24-00017

APPLICANT NAME: Capra Company LLC, ETAL, c/o Scott Zapotocky
ADDRESS: P.O. Box 2340 Windsor, CA 95492
PHONE: 707-732-3375

This is to advise that the Napa County Planning, Building and Environmental Services Department as Lead Agency Responsible Agency approved the above-described project on July 23, 2025 and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: July 23, 2025 TITLE: Planner III
Name: Kelli Cahill

Date received for filing and posting at OPR: