

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Napa

1127 1st Street, Suite A

Napa, CA 94559

From: (Public Agency): City of Napa

1600 First Street

Napa, CA 94559

(Address)

Project Title: Zinfandel Subdivision Project

Project Applicant: Randy Gularte

Project Location - Specific:

1583 and 1687 El Centro Avenue, City of Napa, Napa County

Project Location - City: Napa

Project Location - County: Napa

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would develop a 51-lot subdivision containing 51 single-family homes, 12 accessory dwelling units (ADUs), 10 junior ADUs, and related improvements on approximately 9.56 acres. The existing single-family dwelling, the detached garage, and the private pedestrian bridge on the project site would be demolished. Additionally, the existing vineyards on the project site would be removed, as well as 42 trees.

Name of Public Agency Approving Project: City of Napa

Name of Person or Agency Carrying Out Project: Randy Gularte

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. State type and section number: _____

☒ Statutory Exemptions. State code number: Pub. Res. Code§ 21083.3, CEQA Guidelines§ 15183

Reasons why project is exempt:

The Zinfandel Subdivision Project is exempt from further environmental review under CEQA Guidelines Section 15183 because it is consistent with the density and land use established by the City of Napa's Envision Napa 2020 General Plan and the certified Program EIR (SCH No. 95-03-3060). The Consistency Checklist demonstrates that, with the exception of biological resources (which is addressed in a separate Mitigated Negative Declaration), all potential environmental impacts have been previously analyzed and mitigated as needed, and no new or more severe significant impacts would occur. Pursuant to Section 15183, additional review regarding biological resources is limited to effects peculiar to the project or its site. Therefore, the project qualifies for a statutory exemption under CEQA Guidelines Section 15183, except for biological resources, which is addressed separately.

Lead Agency

Contact Person: Michael Allen, Interim Planning Manager

Area Code/Telephone/Extension: 707.257.9590

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: [Signature] Date: February 4, 2026 Title: Interim Planning Manager

☐ Signed by Lead Agency ☐ Signed by Applicant

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

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

Date Received for filing at OPR: _____