

NOTICE OF EXEMPTION

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

To: Office of Planning and Research
PO Box 0334
1400 Tenth Street, Room 121
Sacramento, CA 95814

Napa County Clerk
900 Coombs St
Napa, CA 94559

EXEMPT FROM RECORDING FEE CG 27383

PROJECT TITLE: Cuttings Wharf, Sullivan, and Admin Parking Lots Repaving Projects

PROJECT PERMITS: PW25-46

PROJECT LOCATION - SPECIFIC:

Sullivan Lot: 1220 4th Street, APN: 003-213-010-000

Admin Lot: 1100 5th Street; APN: 003-272-013-000

Cuttings Wharf Lot: 6 Cuttings Wharf Road APN: 047-261-004-000

PROJECT LOCATION – CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION:

The proposed repair work will occur within in rural Napa County and within the City of Napa, California, with the parking lot repaving work occurring in areas surrounded by existing commercial development (City of Napa – Sullivan and Admin parking lots) and in areas surrounded by vacant open-space (Cuttings Wharf). For the Cuttings Wharf repaving project, the surrounding land uses consist of County maintained dirt shoulders, ditches, culverts and drain inlets for Cuttings Wharf Road. For the Sullivan and Admin parking lot the surrounding land uses consist of County facilities and City maintained streets.

The projects will consist of repairing failed pavement by removing (grinding) existing asphalt, application of paving treatment such as overlaying, and new striping to be painted at all existing pavement areas. The project will include clearing and grubbing and tree trimming to clear a minimum of two (2) feet from the edge of the parking lots to not interfere with paving operations. However, no removal of trees is anticipated as part of the repair and repaving work. All work will be done in accordance with Napa County’s Storm Water Program requirements and completed during the dry season.

Sullivan:

The Sullivan parking lot is located at 1220 4th Street in the City of Napa and is owned by the County of Napa (Assessor’s Parcel Number [APN]: 003-213-010-000). The repair work will involve resurfacing approximately 51,706 square feet of surface area and will only repair and replace materials within existing disturbed and developed areas. The Sullivan project will also include the removal of 1 existing non scenic liquidambar tree that was assessed by a certified arborist to be in poor health and poses a public safety hazard. This tree will be replaced by a trident maple.

Admin:

The Admin parking lot is located at 1100 5th Street in the City of Napa and is owned by the County of Napa (APN: 003-272-013-000). The repair work will involve resurfacing approximately 26,548 square

feet of surface area and will only repair and replace materials within existing disturbed and developed areas.

Cutting Wharf:

The Cuttings Wharf parking lot is located at 6 Cuttings Wharf Road in the County of Napa and is also owned by the County of Napa (APN: 047-261-004-000). The repair work will involve resurfacing of approximately 43,053 square feet of surface area and will only repair and replace materials within existing disturbed and developed areas.

Name of Public Agency Approving Project: County of Napa, PBES, 1195 Third Street, Suite 210, Napa

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Roberto De La Torre Real, Napa County Public Works Dept

ADDRESS: 1195 Third Street, Napa, Ca 94559

PHONE: (707) 259-8369

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 15301 Class 1-Existing Facilities & Section 15302 Class 2-Replacement or Reconstruction.
- Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: Pursuant to Sections 15022(a)(1)(C) and 15300.4 of the State CEQA Guidelines, the Napa County Board of Supervisors have adopted implementation procedures, identifying specific projects that would be categorically exempt from established CEQA Guidelines. The proposed improvements would be considered Categorical Exempt from CEQA pursuant to Section 15301 Class 1-Existing Facilities, which includes the operation and repair of existing public or private structures or facilities involving negligible or no expansion of existing of former use, and is further exempt under Appendix B of the Napa County's Local Procedures for implementing the California Quality Act – Class 1(1)(h) – Existing Facilities, which includes reconstructing, resurfacing and/or seal coating of pavement, paving existing unpaved shoulders, widening the paved roadway by less than 8 feet or adding up to 4 foot wide unpaved shoulders, and modifying to improve existing roadside safety features. The proposed improvements would also be considered Categorical Exempt pursuant to Section 15302, Class 2- Replacement or Reconstruction, which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. A key consideration in the appropriateness of using these Categorical Exemptions is whether the project would be located on the same site, have substantially the same purpose and involves negligible or no expansion of an existing use. In terms of negligible expansion, the proposed projects will take place within the existing parking lots and does not include significant expansions beyond the existing conditions other than some cleaning, grubbing and tree trimming to clear a minimum of two feet from the edge of the parking lot. The proposed project would repair and resurface the existing parking lots. Therefore, it has been determined that the proposed project qualifies for a Class 1 and Class 2 Categorical Exemption and has no reasonable possibility of having a significant effect on the environment.

The proposed improvements would also be in conformity with the adopted Napa County General Plan (June 2008). Improvements proposed for County owned, operated or occupied buildings and facilities are consistent with General Plan Policy AG/LU-29 which allows governmental organizations to operate and use existing structures/facilities, and to expand in size and/or volume, in order to upgrade or modernize facilities to meet public needs. This determination is solely based on information provided by Roberto De La Torre Real of the

Napa County Public Works Department. Should the proposed project be modified, or new evidence be presented that environmental impacts have not been fully disclosed, this determination would not be valid.

LEAD AGENCY CONTACT PERSON: Dana Morrison, Supervising Planner

PHONE: (707) 253-4437

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: _____

Title: Supervising Planner

Date: 9/24/2025

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: N/A.

OPR: 9/26/2025



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D Bordona
Director

To: Roberto De La Torre Real Department of Public Works	From: Dana Morrison, Supervising Planner Conservation Division
Date: September 5, 2025, Updated September 24, 2025	Re: Cuttings Wharf, Sullivan and Admin Parking Lots Repaving Projects PWS25-46

This memo is in response to a request for a determination of compliance with the California Environmental Quality Act (CEQA) Guidelines for a parking lot repaving project for 3 county owned and maintained parking lots: Cuttings Wharf, Sullivan, and Admin Lot, all located in the either the City of Napa (Sullivan and Admin parking lots) or in the unincorporated area (Cuttings Wharf) of the County of Napa.

Projects:

The proposed repair work will occur within in rural Napa County and within the City of Napa, California, with the parking lot repaving work occurring in areas surrounded by existing commercial development (City of Napa – Sullivan and Admin parking lots) and in areas surrounded by vacant open-space (Cuttings Wharf). For the Cuttings Wharf repaving project, the surrounding land uses consist of County maintained dirt shoulders, ditches, culverts and drain inlets for Cuttings Wharf Road. For the Sullivan and Admin parking lot the surrounding land uses consist of County facilities and City maintained streets.

The projects will consist of repairing failed pavement by removing (grinding) existing asphalt, application of paving treatment such as overlaying, and new striping to be painted at all existing pavement areas. The project will include clearing and grubbing and tree trimming to clear a minimum of two (2) feet from the edge of the parking lots to not interfere with paving operations. However, no removal of trees is anticipated as part of the repair and repaving work. All work will be done in accordance with Napa County’s Storm Water Program requirements and completed during the dry season.

Sullivan:

The Sullivan parking lot is located at 1220 4th Street in the City of Napa and is owned by the County of Napa (Assessor’s Parcel Number [APN]: 003-213-010-000). The repair work will involve resurfacing approximately 51,706 square feet of surface area and will only repair and replace materials within existing disturbed and developed areas. The Sullivan project will also include the removal of 1 existing non scenic liquidambar tree that was assessed by a certified arborist to be in poor health and poses a public safety hazard. This tree will be replaced by a trident maple.

Admin:

The Admin parking lot is located at 1100 5th Street in the City of Napa and is owned by the County of Napa (APN: 003-272-013-000). The repair work will involve resurfacing approximately 26,548 square feet of surface area and will only repair and replace materials within existing disturbed and developed areas.

Cuttings Wharf:

The Cuttings Wharf parking lot is located at 6 Cuttings Wharf Road in the County of Napa and is also owned by the County of Napa (APN: 047-261-004-000). The repair work will involve resurfacing of approximately 43,053 square feet of surface area and will only repair and replace materials within existing disturbed and developed areas.

Potential Impacts - Sullivan and Admin Parking Lot:

According to the County's resource maps there are no mapped ephemeral drainages and only one significant stream within the vicinity of the proposed parking lot repair work. The nearest water course to the parking lots is the Napa River, which is ~350 east of the nearest parking lot resurfacing work. Existing roads, paths, commercial and residential development are located between the areas of proposed work and the Napa River. While the Napa River does provide potential habitat for aquatic sensitive species listed as endangered or threatened under the federal Endangered Species Act, due to the fact that the work will occur within the existing footprints of the already developed Sullivan and Admin Parking lots the project is not anticipated to impact any known environmentally sensitive area, and their impact on the environment is anticipated to be insignificant, both individually and cumulatively. The Sullivan project does proposed to remove 1 existing liquidambar tree that will be replaced with trident maple. No scenic trees are proposed for removal as part of the project.

Potential Impacts - Cuttings Wharf Parking Lot:

According to the County's resource maps there are no mapped ephemeral drainages and only one significant stream within the vicinity of the proposed parking lot repair project. The nearest water course is the Napa River, which is located immediately south and southeast of the existing parking lot (the lot serves are parking for the existing boat launch located at the end of Cuttings Wharf Road). There is no existing development located between the parking lot and the river. While the Napa River does provide potential habitat for aquatic sensitive species listed as endangered or threatened under the federal Endangered Species Act, due to the fact that the work will occur within the existing footprint of the already developed Cuttings Wharf parking lot the project is not anticipated to impact any known environmentally sensitive area, and its impact on the environment is anticipated to be insignificant, both individually and cumulatively. No scenic trees are proposed for removal as part of the project.

All three parking lot resurfacing projects will utilize best management practices, and as noted above, all work will be done in accordance with Napa County Storm Water Program Requirements and will be completed during the dry season. Therefore, there is no reasonable possibility that the projects will have a significant effect on the environment, or damage scenic resources because there will be minimal ground disturbance through the surface treatment of existing public parking lots. The proposed parking lot resurfacing sites are not listed on any hazardous waste sites enumerated under Government Code Section 65962.5.

CEQA Determination:

Pursuant to Sections 15022(a)(1)(C) and 15300.4 of the State CEQA Guidelines, the Napa County Board of Supervisors have adopted implementation procedures, identifying specific projects that would be categorically exempt from established CEQA Guidelines. The proposed improvements would be

considered Categorical Exempt from CEQA pursuant to Section 15301 Class 1-Existing Facilities, which includes the operation and repair of existing public or private structures or facilities involving negligible or no expansion of existing of former use, and is further exempt under Appendix B of the Napa County's Local Procedures for implementing the California Quality Act – Class 1(1)(h) – Existing Facilities, which includes reconstructing, resurfacing and/or seal coating of pavement, paving existing unpaved shoulders, widening the paved roadway by less than 8 feet or adding up to 4 foot wide unpaved shoulders, and modifying to improve existing roadside safety features. The proposed improvements would also be considered Categorical Exempt pursuant to Section 15302, Class 2- Replacement or Reconstruction, which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. A key consideration in the appropriateness of using these Categorical Exemptions is whether the project would be located on the same site, have substantially the same purpose and involves negligible or no expansion of an existing use. In terms of negligible expansion, the proposed projects will take place within the existing parking lots and does not include significant expansions beyond the existing conditions other than some cleaning, grubbing and tree trimming to clear a minimum of two feet from the edge of the parking lot. The proposed project would repair and resurface the existing parking lots. Therefore, it has been determined that the proposed project qualifies for a Class 1 and Class 2 Categorical Exemption and has no reasonable possibility of having a significant effect on the environment.

The proposed improvements would also be in conformity with the adopted Napa County General Plan (June 2008). Improvements proposed for County owned, operated or occupied buildings and facilities are consistent with General Plan Policy AG/LU-29 which allows governmental organizations to operate and use existing structures/facilities, and to expand in size and/or volume, in order to upgrade or modernize facilities to meet public needs. This determination is solely based on information provided by Roberto De La Torre Real of the Napa County Public Works Department. Should the proposed project be modified, or new evidence be presented that environmental impacts have not been fully disclosed, this determination would not be valid.

If you have any questions or need additional information, please contact me by phone at (707) 253-4437 or by e-mail at dana.morrison@countyofnapa.org.

