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: York Creek Vineyards LLC Track I Olive Orchard Conversion

PERMIT(S): Agricultural Erosion Control Plan #P25-00012-ECPA

PROJECT LOCATION - SPECIFIC: The project is located in the York Creek Drainage of the Napa River Watershed on an approximately 365.89-acre parcel (APN 022-140-055) located at 3601 Langtry Road, approximately 0.3-mile southwest of its intersection with Spring Mountain Road near City of St. Helena in Napa County, California. (Zoning: Agricultural Watershed).

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

PROJECT DESCRIPTION: Conversion to vineyard of approximately 27.7 gross acres (21.4 net acres), including earthmoving activities and installation and maintenance of erosion control measures, of moderate to steeply sloped (slopes range from 14% to 36%, including 6.3 non-contiguous areas on slopes over 30%; all contiguous areas with slopes over 30% are less than one (1) acre) of existing olive and fruit orchards and garden. Applicant has prepared an Agricultural Erosion Control Plan as required by Napa County Code Chapter 18.108 and was approved by Napa County PBES Director on November 24, 2025.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: York Creek Vineyards LLC c/o Brian Penterman
ADDRESS: 3701 Sacramento Street #369, San Francisco, CA 94118 **PHONE:** 707-967-9977

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 and Napa County Local Procedures Appendix B Class 1 Existing Facilities.
☐ Statutory Exemptions. State code number:
☐ General Rule: [Sec.15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The project involves removal of olive and fruit trees, a garden and non-native grassland, grading and installation of vineyards. The project area has been in agricultural use for 100 years, first with vineyards that were converted to olive and fruit trees pursuant to Agricultural Erosion Control Plan #92405. The project includes environmental commitments (conditioned as part of approval by County) that would avoid any potential impacts on nesting birds and raptors, northern spotted owls, native bees, and cultural resources. All project activities would remain within the footprint of the existing agricultural uses per #92405-ECPA and as of June 16, 1993. 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. The project would be irrigated with surface water collected under four (4) water rights licenses and would not result in reductions in groundwater recharge or groundwater levels. The change in water demand from orchards and garden to vineyard would be de minimis. No new fencing would be installed. The project area is not situated on a recognized hazardous waste site enumerated under Government Code Section 65962.5. 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 at Napa County Department of Planning, Building and Environmental Services for the documentation supporting these conclusions).

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

Signature: _____ Title: Planner III Date:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: