

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: 321 Innovations LLC (Crystal Springs) Vineyard Conversion

PERMIT(S): Agricultural Erosion Control Plan #P25-00008-ECPA

PROJECT LOCATION - SPECIFIC: The project is located in the Bell Creek Drainage on a 3.95-acre parcel (APNs 021-420-002) located at 333 Crystal Springs Road approximately 0.3 mile east of its intersection with North Fork Crystal Springs Road in the Crystal Springs Road area of Napa County, California (Zoning: Agricultural Watershed).

PROJECT LOCATION - CITY (NEAREST): ST HELENA

PROJECT LOCATION - COUNTY: NAPA

PROJECT DESCRIPTION: Conversion to vineyard of approximately 1.86 gross acres (1.13 net acres), including earthmoving activities, installation and maintenance of erosion control measures, on gently sloped (ranging from 5% to 7%) non-native grassland within an approximate 3.95-acre parcel (APN 021-420-002). Project also includes revegetation of an 0.57-acre area with native plants. 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 December 5, 2025.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ehan Kamat

ADDRESS: 333 Crystal Springs Road, St Helena CA 94574

PHONE: 314-707-4988

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 is on very low slopes (5%-7%) avoids all sensitive resources including a potential wetland feature with minimum required setbacks and involves minimal tree removal with only two trees removed. 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 not result in reductions in groundwater recharge or groundwater levels. Fencing is already existing. No sensitive species were identified on the property. 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. 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: Daniel Zador, Planner II, daniel.zador@countyofnapa.org

PHONE: (707) 259-8239

Signature: _____ Title: Planner II

Date:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: