

2026-020

NOTICE OF EXEMPTION



TO: Napa County Clerk
1127 1st Street, Ste. a
Napa, CA 94559

RETURN TO: City of St. Helena
Planning Division
1088 College Ave.
St. Helena, CA 94574

Project Title: Spring Grove Multifamily (TSM25-001) Vesting Tentative Map & Water Neutrality In-Lieu Retrofit Fee Authorization

Project Applicant: Kelso Barnett, on behalf of City Ventures
1185 Mason Street
San Francisco, CA 94123
kbarnett@cityventures.com
(707) 758-3805

Project Location: 1447, 1505, 1515 Spring Street, St. Helena, Napa County, CA.

Project Description: The Project proposes subdivision for condominium purposes, demolition of three single-family homes, and development of a 41-unit multifamily development consisting of six three-story buildings on a 2.53-acre site. On February 10, 2026, the City of St. Helena City Council approved a Vesting Tentative Map and authorized use of the Water Neutrality In-Lieu Retrofit Fee at 1447, 1505, and 1515 Spring Street for the Spring Grove Multifamily Project.

EXEMPT STATUS:

Statutory Exemptions

- {Article 18:Section 21080; 15260}**
- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- General Rule {Sec.15061(b)(3)}
- Infill Housing Development Project {Sec.21080.66}**

Categorical Exemptions

- {Article 19:Section 21084; 15300}**
- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Minor Alterations {Sec.15304}
- Minor Subdivisions {Sec.15315}

Reasons why project is exempt: The City has conducted environmental review for the Project pursuant to Public Resources Code Section 21080.66, a statutory exemption from California Environmental Quality Act (CEQA) review for infill housing developments that meet certain conditions. The City has determined that the Project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 as evidenced in the CEQA Exemption Memo, Attachment 9 of the February 10, 2026 City Council Staff Report.

Lead Agency: St. Helena Community Development Department, 1088 College Ave. St. Helena, CA 94574

Department/Contact Person: James McCann, Interim Director

Phone (707) 967-2783

FILED

2/10/2026
Date

FEB 11 2026

JOHN TUTEUR
Napa County Recorder / County Clerk
By:
DEPUTY RECORDER - CLERK

Pursuant to Section 711.4(d)(2) of the Fish and Game Code, statutory and categorical exemptions are exempt from Department of Fish and Wildlife filing fees.