

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 Change:
State Clearinghouse, Via CEQA Submit ☒ Napa County Clerk
900 Coombs St
Napa, CA 94559

PROJECT TITLE: Thriving Vineyards LLC (2110 Penny Lane) Track I Vineyard Compliance and Restoration Erosion Control Plan

PERMIT(S): Agricultural Erosion Control Plan #P25-00162-ECPA

PROJECT LOCATION - SPECIFIC: On a parcel totaling approximately 7.93 acres (APN 046-351-011; 2110 Penny Lane) located approximately 1600 feet north of its' intersection with Imola Avenue in Napa County, California.

PROJECT LOCATION – CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Earthmoving associated with development and maintenance of 2.8 gross acres (2.6 net planted acres) of vineyard, trellis and irrigation systems, infrastructure, and the restoration of 2.1 acres of riparian vegetation including planting of native grasses, shrubs and trees, and the earthmoving activities associated with the installation and maintenance of erosion control measures. The project area is located on gently sloping land (slopes ranging from 1% to 15% with an average of 6%).

Name of Public Agency Approving Project: Napa County Planning Building & Environmental Services Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Pearls Farm Labor Inc. c/o Leo Flores
ADDRESS: 2110 Penny Lane, Napa, CA, 94559

PHONE: (707) 253-1806

REPRESENTATIVE: James Bushey (RPE #49931), PPI Engineering
ADDRESS: 2800 Jefferson Street, Napa, CA 94558

PHONE: (707) 253-1806

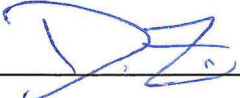
EXEMPT STATUS (CHECK ONE):

- ☐ 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: *CEQA Guidelines Class I: Existing Facilities; State CEQA Guidelines Sections 15301(d, h) & 15302(b)*
☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: Project is the grading, earthmoving activities, and maintenance the existing vineyard blocks developed after the adoption of the Conservation Regulations but before 2005; and removal of approximately two acres of vineyard and restoration of riparian vegetation including planting of native trees, shrubs, and grasses, and installation and maintenance of erosion and runoff control measures associated, and vineyard infrastructure within existing mildly sloping vineyard, entirely within the existing developed footprint. The project is located on slopes mostly less than 10% with an average of 6%. The area to be disturbed is not situated on a recognized hazardous waste site or in a biologically sensitive area and would not exacerbate any known landslide or known geologic instabilities. This replant of existing vineyard will not adversely affect cultural or scenic resources or substantially interfere with the movement of wildlife. In addition, it will not contribute to increases in local off-site stream flows or sediment levels, reductions in groundwater recharge, groundwater levels, or available wildlife habitat, or changes in other environmental parameters. Finally, there are no unusual circumstances associated with this replant that would cause it to have a significant effect on the environment (see project file in the office of the Napa County Planning Building & Environmental Services Department 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: 6/30/2026

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: ____ / ____ / ____.