Notice of Exemption

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Wendy Atkins, (707) 259-8757, wendy.atkins@countyofnapa.org

Project Information

Project Title: Infinite Leisure LLC Vineyard Conversion

County Permit(s): Track I ECP

Project Location: 1200 Grandview Drive, Napa, CA, approximately 0.3-miles west of its intersection with Hilton Avenue

Project APN: 043-061-024

Project Location - County: Napa

Project Location - Nearest City: Napa

Project Description: Conversion to vineyard of approximately 0.8 gross acres (0.6 net acres), including earthmoving activities and installation and maintenance of erosion control measures, on moderately sloped (7% to 15% slopes; average 11%) non-native grassland within an approximately 65.31-acre parcel located west of Grandview Drive. The project also includes legalization of existing 3-acre vineyard installed without benefit of a permit on the aforementioned parcel under the same ownership as approved by Napa County PBES Director on July 15, 2026.

Project Applicant Name: Infinite Leasure LLC (Rachel Rosaco) romeromgmt@gmail.com

Project Applicant Address: 722 Broadway, Sonoma, CA 95476

Exempt Status

Categorical Exemption. Section 15304 Class 4 and Napa County Local Procedures Appendix B Class 4
Reasons why project is exempt: The project avoids the reservoirs with minimum required setbacks, and would not involve tree removal. 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 irrigation would be sources from the three existing reservoirs under License for Diversion and Use of Water No. 007328 (A018595) issued by the State of California – State Water Rights Board, now known as the State Water Resources Control Board, Division of Water Rights. Under License No. 007328 (A018595). Fencing would be limited to vineyard block boundaries. The project includes pre-construction surveys for nesting birds and raptors and American badger with avoidance buffers if detected. 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 with the project area, and before construction begins, a qualified archaeologist should flag off the general area of the recorded site with a 10-foot buffer around the recorded boundary, and after flagging is complete and before construction begins, a cautionary boundary using orange fencing should be installed around the flagged area to further delineate the area of sensitivity. In addition, the applicant would work with local Tribes to ensure that any Tribal cultural resources discovered during earth-moving activities are evaluated and suggest appropriate mitigation(s), as determined necessary. 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).

Signature

Signed by Lead Agency Contact: Wendy Atkins, Planner II
Date: 7/15/2026