NOTICE OF EXEMPTION

NAPA COUNTY DEPARTMENT OF PLANNING BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA CA 94559

To: Office of Planning and Research
PO Box 0334
1400 Tenth Street, Room 121
Sacramento, CA 95814

Napa County Clerk
1127 1st Street
Suite A
Napa, CA 94559

PROJECT TITLE: Venge Vineyard Conversion

PERMIT(S): Agricultural Erosion Control Plan #P21-00243-ECPA

PROJECT LOCATION - SPECIFIC: The project site is location within the Simmons Canyon Drainage on an approximately 3.53-acre parcel (APN 020-350-005-000; 4700 Silverado Trail) on the east side of Silverado Trail approximately 0.22 miles north of its intersection with Dunaweal Lane within the Calistoga area of Napa County, California (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Conversion to vineyard of approximately 1.23 acres (1.00 net vine acres), including earthmoving activities and installation and maintenance of erosion control measures, of gently to steeply sloping (average slope 12.9%) non-native grassland. The project applicant has prepared an Agricultural Erosion Control Plan (ECPA) as required by Napa County Code (Chapter 18.108, "Conservation Regulations").

NAME OF PUBLIC AGENCY APPROVING PROJECT: Napa County, Planning, Building & Environmental Services Dept.
ADDRESS: 1195 Third Street, Napa, CA 94558
PHONE: (707) 253-4437

NAME OF LEAD AGENCY: Napa County, Planning, Building & Environmental Services Dept.
ADDRESS: 1195 Third Street, Napa, CA 94558
PHONE: (707) 253-4437

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Venge Land Ventures LLC, c/o Kirk Venge,
ADDRESS: 4708 Silverado Trail, Calistoga, CA 94515
PHONE: (707) 942-9100

EXEMPT STATUS (CHECK ONE): (Also, see Appendix B of the *Napa Co Local Procedures for Implementing the CEQA)*

☐ 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 section number: **Class (Type):** 4 **Section #:** 15304

☐ Statutory Exemptions. State code number:
☐ General Rule: [Sec.15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: Project involves the grading, earthmoving activities and installation and maintenance of erosion control measures associated with the conversion of 1.23 acres of nonnative grassland to vineyard, on land with average slopes of 12.9%. The project is not located near a creek, ephemeral drainage or wetland; construction will occur during the dry season. The project does not involve tree removal. Deer fencing is proposed around both Blocks A and B. The project area is not situated on a recognized hazardous waste site or in a culturally or biologically sensitive area. 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 not result in reductions in groundwater recharge or groundwater levels as no groundwater is proposed as part of vineyard operations and the project has specifically been conditioned to only allow trucked in recycled water as an irrigation source during vineyard establishment after which the vines will be dry farmed. 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: Dana Morrison, Supervising Planner
PHONE: (707) 253-4437
EMAIL ADDRESS: Dana.morrison@napacounty.gov

Signature: _____ Date: 10/21/2026 Title: Supervising Planner
Dana Morrison

☒ Signed by Lead Agency

Date received for filing at OPR: 10/21/2026

☐ Signed by Applicant

CATEGORICAL EXEMPTION
Class 4

VINEYARD CONVERSION

PROJECT NAME: VENGE VINEYARD CONVERSION

OWNER(S): VENGE LAND VENTURES LLC

FILE NUMBER: P21-00243-ECPA

ASSESSOR'S PARCEL NUMBER AND ADDRESS: APN 020-350-005; 4700 SILVERADO TRAIL, CALISTOGA

Project Description: Conversion to vineyard of approximately 1.23 acres (1.00 net vine acres), including earthmoving activities and installation and maintenance of erosion control measures, of gently sloping (approximately 12.9% slopes) non-native grassland within an approximate 3.53-acre parcel located at 4700 Silverado Trail, approximately 0.22-miles north of the intersection with Dunaweal Lane, within the Simmons Canyon Creek drainage.

Exemption Description:

Categorical Exemption Class 4 *[14 CCR§15304, and Appendix B of Napa County's Local Procedures for implementing the CEQA]*

Minor public or private alterations to the condition of land, water, and/or vegetation, which do not involve removal of mature, scenic trees except for forestry and agricultural purposes; including, minor alterations to land to develop new vineyards in Napa County that would meet following criteria:

(1) disturb less than 5 ½ acres of land and have an average slope of 15% or less; AND

(2) are located in a drainage 5 ½% or less of which is known to have been converted to vineyard since 1993; AND

(3) would not consume in total with all the other uses on the parcel groundwater exceeding the Phase I groundwater standard determined by the Department of Public Works; AND

(4) are located more than half a mile from a designated Mineral Resource Area, or an active or potentially active mine or quarry.

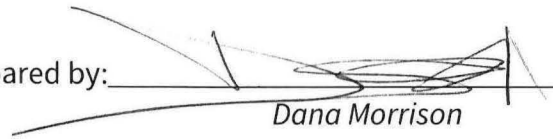
Exemption Criteria Conformance Evaluation (Class 4):

Yes The vineyard conversion is approximately 1.23 gross (1.00 net) acres in area.

Yes The vineyard conversion is proposed in the Simmons Canyon drainage, which is known to have been less than 5 ½% converted to vineyard since June 16, 1993. Approximately 1.22% of the Canon Creek drainage has been converted to vineyard since 1993.

Yes The ECPA project solely proposed to utilize trucked in water for vineyard irrigation, and once established (after approximately 4 years) the vineyard will be dry farmed. Any changes to the proposed and conditioned irrigation requirements (truck in water for the 1st 4 years) would required a Modification to the existing ECPA and applicable CEQA review.

Yes The vineyard conversion is proposed in an area located greater than ½ mile from the nearest active or potentially active mine or quarry or designated Mineral Resource Area. The nearest mineral resource area, active or potentially active mine or quarry is approximately 20 miles from the project site.

Prepared by:  Supervising Planner 10/21/2026

Dana Morrison *Date*