

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, & ENVIRONMENTAL SERVICES
DEPARTMENT
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
900 Coombs St
Napa, CA 94559

PROJECT TITLE: Via Monte Solar Conservation Regulations Use Permit Exception

PROJECT PERMITS: P23-00229

PROJECT LOCATION - SPECIFIC: 277 Via Monte, St Helena

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Construction of a 92' by 40' (approximately 3600 sf) solar array and associate infrastructure.

Name of Public Agency Approving Project: County of Napa

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sorrell Assets LTD

ADDRESS: 2028 E Ben White Blvd, Suite 240-6445, Austin, Texas 78741

PHONE: (225) 405-1196

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 15303 Class 3- New Construction or Conversion of Small Structures.
- Statutory Exemptions. State code number:

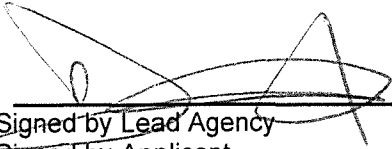
REASONS WHY PROJECT IS EXEMPT: Under CEQA Guidelines §15300.2, Exceptions, Class 3 Categorical Exemptions cannot be used if the project substantially affects mapped or designated environmentally sensitive areas or resources. The project area is not mapped as containing environmentally sensitive resources subject to state and federal protection, (Napa County Geographic Information Sensitivity maps/layers US Fish & Wildlife Critical Habitat, California Natural Diversity Database (CNDDDB), Owl habitat CNDDDB, and Wetlands and Vernal Pools). The parcel is not designated as a critical linkage corridor, and the general vicinity is not mapped as potentially sensitive to archaeological resources (Napa County Geographic Information Sensitivity maps/layers Key Riparian Corridors, Riparian Buffer Zones, Linkage Designs, Archaeologic Sensitive Areas). The area is designated as having very low potential for liquefaction, the nearest fault is approximately 1.85 miles southwest of the project parcel and the fault runs in northwest to southeast direction, and the nearest landslide is 1.3 miles south of the project parcel (Napa County Geographic Information Sensitivity maps/layers Sensitivity maps/layers Faults, Liquefaction and Landslides). The project site is partially visible from certain sections of Silverado Trail (a scenic highway), however solar projects are not subject to viewshed regulations and existing trees and topography block much of the proposed development area from the valley floor roadways. The parcel was impacted by fire in 2020, and the area will continue to revegetate increasing the amount of screening on the subject parcel. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962. In addition, the area is not located within the Milliken-Sarco-Tulocay water deficient basin nor in the area where groundwater is being actively monitored by the County (Napa County Geographic Information Sensitivity maps/layers Groundwater Deficient Areas and NE Napa Management Area).

LEAD AGENCY CONTACT PERSON: Dana Morrison, Supervising Planner

PHONE: (707) 253-4437

IF FILED BY APPLICANT:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Title: Supervising Planner

Date: 05/6/2024

Date received for filing at OPR: 5/6/2024.

- Signed by Lead Agency
- Signed by Applicant