

**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: Vineyard 7 & 8 Track I Replant

PERMIT(S): Agricultural Erosion Control Plan #P24-00020-ECPA

PROJECT LOCATION - SPECIFIC: The project is located in the Mill Creek drainage on one parcel totaling approximately 39.66 acres (APN 020-300-063: 4032 Spring Mountain Road) located approximately 1.7 miles west of the intersection of Spring Mountain Road and Langtry Road in Napa County, California.

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Earthmoving associated with redevelopment and replanting of 20.9 gross acres (17.9 net planted acres) of existing vineyard (portions developed prior to the adoption of the Conservation Regulations and portions developed under #P11-00005-ECPA) located on mild to steeply sloping agricultural land (slopes 4% to 33%) including removal of some of the existing benches/terraces and replacement of infrastructure and replanting the vineyard blocks, and installation and maintenance of erosion control measures.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Steffens Family Wines, LLC c/o John Steffens  
ADDRESS: 4028 Spring Mountain Road, St. Helena CA 94574  
PHONE: (707) 963-2250

REPRESENTATIVE: Richard Paxton (RPE #84634), Bartelt Engineering  
ADDRESS: 1303 Jefferson Street, 200 B, Napa, CA 94559  
PHONE: (707) 258-1301

**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: *Napa County CEQA Guidelines Class I: Existing Facilities; State CEQA Guidelines Section 15301 and State CEQA Guidelines Section 15302, and Class 4: Minor Alterations to Land; State CEQA Guidelines Section 15304*
- Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: Project is the grading, earthmoving activities, removal of some of the existing benches/terraces and replanting the existing 12 vineyard blocks (portions developed prior to the adoption of the Conservation Regulations and portions developed under #P11-00005-ECPA), and installation and maintenance of erosion and runoff control measures associated, and vineyard infrastructure with the replanting of mild to steeply sloping vineyard. The replant area includes Blocks 8A-C, which were planted to vineyard under separate land use permits, encompass a total area of approximately 1.2 acres located within a drainage having a 3.78% conversion rate, and on land with an average slope of 13.8%. 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. This replant of existing vineyard developed 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: Pamela Arifian, Planner III, [pamela.arifian@countyofnapa.org](mailto:pamela.arifian@countyofnapa.org) PHONE: (707) 259-5934

Signature: 

Title: Planner III

Date: 06/17/2024

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_ / \_\_\_ / \_\_\_