

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: Wise Montagna LLC Track I Replant

PERMIT(S): Agricultural Erosion Control Plan #P24-00036-ECPA

PROJECT LOCATION - SPECIFIC: The project is located in the Lake Hennessey and Vinehill Creek drainages on one parcel totaling approximately 47.1 acres (APN 030-220-048: 135 Long Ranch Road), and located approximately 1.7 miles south of the intersection of Long Ranch Road and Sage Canyon Road in Napa County, California.

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Earthmoving associated with redevelopment and replanting of approximately 13.5 gross acres of existing vineyard, as well as the removal of approximately 1.6 acres of vineyard planted outside of approved #98210-ECPA boundaries and on slopes over 30% and restoration of that area with native vegetation (pursuant to the Oak Woodland Restoration Plan prepared by WRA, Inc., June 2024), as well as installation and maintenance of erosion control measures. The project also includes the development of approximately two (2.0) acres of new vineyard within the boundaries of the previously-approved but yet undeveloped area of #98210-ECPA. The total disturbed area associated with this erosion control plan is approximately 20.4 acres; following removal of 1.6 acres of existing vineyard and subsequent restoration of oak woodland habitat, the project would result in 18.8 gross acres and 15.5 net planted acres of vineyard on mild to steeply sloping agricultural land (slopes ranging from 8% to 26%) on the subject parcel.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Wise Montagna LLC, c/o Brion Wise

ADDRESS: 774 Mays Boulevard, Ste 10323, Incline Village, NV 89451

PHONE: (707) 935-1791

REPRESENTATIVE: Michael R. Muelrath (RPE #67435), Applied Civil Engineering, Inc.

ADDRESS: 2160 Jefferson Street, 230, Napa, CA 94559

PHONE: (707) 320-4968

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 Class 8: Actions by Regulatory Agencies for Protection of the Environment, State CEQA Guidelines Section 15308; and Class 33: Small Habitat Restoration Projects; State CEQA Guidelines Section 15333*


Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: Project is the grading, earthmoving activities, installation of erosion control measures associated with the removal and replanting of 13.5 acres of existing vineyard (developed under #98210-ECPA, and including approximately 1.9 acres of existing vineyard developed without benefit of a permit). Replant project area is within footprint of existing vineyard and involves no expansion of use, and there would be no increase in sediment delivered from site. The new vineyard development (approximately 2.0 acres) was previously approved under #98210-ECPA and therefore legally entitled and not subject to CEQA review; however, conditions of approval would require preconstruction surveys and avoidance measures as appropriate for sensitive status and migratory birds and bats. The groundwater demand from the entire project associated with #P24-00036-ECPA would not exceed the groundwater entitled under #98210-ECPA. The project also involves removal of vineyard planted without benefit of a permit on steep slopes (including over 1 contiguous acre on slopes over 30%) and restoration of native habitat with restoration plan, which would result in consistency with Napa County Conservation Regulations related to development on steep (over 30%) slopes and would restore native vegetation that would support local wildlife. 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 **PHONE:** (707) 259-5934

Signature: _____



Title: Planner III

Date: 10/09/2024

- Signed by Lead Agency
- Signed by Applicant

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