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: La Perla Ranch Track I Vineyard Replant

PERMIT(S): Agricultural Erosion Control Plan #P25-00026-ECPA

PROJECT LOCATION - SPECIFIC: On two contiguous parcels totaling approximately 423.6 acres (APNs 022-180-017 & 022-180-058; 2820 Spring Mountain Road) located approximately 0.1-mile southeast of the intersection of Spring Mountain Road and Rockland Road in Napa County, California.

PROJECT LOCATION – CITY (NEAREST): St. Helena **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: Earthmoving associated with redevelopment and replanting of 135.8 gross acres (116.5 net planted acres) of existing vineyard, trellis and irrigation systems, including removal of some existing benches/terraces, construction of limited benches and terraces, repair of geologic instabilities, replacement of infrastructure, and the earthmoving activities associated with the installation and maintenance of erosion control measures. Some of the thirty-seven (37) vineyard blocks to be replanted were developed prior to the adoption of the Conservation Regulations; the remaining blocks were developed under approved erosion control plans #97546-ECPA and #98491-ECPA. Project area is located on moderate to steeply sloping land (slopes ranging 2.6% to 45.7%).

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: La Perla Ranch LLC c/o Greg Racz
ADDRESS: One Penn Plaza 53rd Floor, Suite 5320, New York, NY 10119 **PHONE:** (212) 356-6100

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*
☐ 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 vineyard blocks developed prior to the adoption of the Conservation Regulations and under approved erosion control plans #97546-ECPA and #98491-ECPA, and installation and maintenance of erosion and runoff control measures associated, and vineyard infrastructure with the replanting of mild to steeply sloping vineyard, entirely within the existing developed footprint. 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 and would repair known geologic instabilities. This replant of existing vineyard 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: 4/23/2025

☒ Signed by Lead Agency
☐ Signed by Applicant

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