

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES DEPT.
1195 THIRD STREET, SUITE 210, NAPA, CA 94559
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

Project Title: Vine Cliff Winery Alteration

Project Applicant: Willis Blakewell

Project Location – The project site is located at 7400 Silverado Trail, Napa, between Oakville Cross Rd to the north and Yountville Cross Rd to the south, just northwest of Rector Reservoir, on a 99.59-acre parcel zoned AW (Agricultural Watershed) (APN: 032-030-027-000 / 38°26'53.505"N 122°21'6.457"W).

Project Location - City: N/A Project Location - County: Napa

Description of Nature, Purpose and Beneficiaries of Project:

Approval of a Use Permit and Minor Modification to Use Permit to remodel the existing cave to achieve Type III occupancy for production and hospitality, relocate production activities to the second cave portal and add a covered crush pad, remodel and replace sections of the existing hospitality building to expand guest restrooms, add a high-risk kitchen, relocate administrative offices, remove 10,000 square feet of impervious surface for a garden plaza, and widen the roads to meet the Napa County Road and Street Standards. An Exception to the Napa County Conservation Regulations is also requested due the development and restoration of areas over 30 percent slope.

Name of Public Agency Approving Project: County of Napa – PBES Department, Planning Division

Name of Person or Agency Carrying Out Project: Willis Blakewell, 7400 Silverado Trail, Napa, CA 94558;
(707) 480-9250; willis@blakewellconsulting.com
Kirsten Shinnamon Baker, Signum Architecture
1675 2nd Street, Napa, CA 94559;
(707) 337-5986; kirsten@signumarchitecture.com

Exempt Status: (check one):

- Ministerial (Sec. 15268 & 15022(a));
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption (Sect. 15301, 15302, 15303, 15304, and 15311). It has been determined that the project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act pursuant to CEQA Section 15301, 15302, 15303, 15304, and 15311 and Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County).

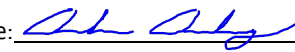
Reasons why project is exempt: The project meets the criteria for the development of existing facilities, replacement and reconstruction, conversion of small structures, minor private alterations to the condition of land, and accessory structures.

Area Code/Telephone/Extension: (707) 253-4307

Lead Agency
Contact Person: Andrew Amelung

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:  Date: June 18, 2025 Title: Planner II