

NOTICE OF EXEMPTION

NAPA COUNTY DEPARTMENT OF PLANNING BUILDING &
ENVIRONMENTAL SERVICES
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: Stewart Ranch Micro Winery Use Permit P23-00178-UP

PERMIT(S): Use Permit Micro Winery #P23-00178-UP

PROJECT LOCATION - SPECIFIC: The project site is located at 2195 Golden Gate Drive in the unincorporated Napa County, Assessor's parcel numbers 043-190-013 (Winery parcel), 043-103-026 (well parcel), and a portion of 043-190-031 (winery parcel).

PROJECT LOCATION – CITY (NEAREST): NAPA

PROJECT LOCATION - COUNTY: NAPA

PROJECT DESCRIPTION: Approval of a Micro-Winery Use Permit that would allow for the following: 1) establishment of a 250 gallon per year winery, 2) convert 821 square feet (sf) of an existing structure formerly used as the properties' dairy storefront which will serve as the proposed tasting room, office, dry good storage and combined guest/employee restroom, 3) demolish 862 sf of an existing, deteriorating garage and replace it in-kind with a fermentation building and add 360 sf crush pad and work area, 4) tours and tastings for up to 10 guests per day Monday through Sunday with a weekly maximum of 70 persons during harvest and non-harvest seasons; 5) on-premises consumption of wines produced on-site inside the winery and outside within a 1,200 square foot patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 6) one (1) full-time and one (1) part-time employee including ownership during harvest and non-harvest seasons; 7) production hours between 7 a.m. and 7 p.m. Monday through Saturday and visitation hours between 10 a.m. to 6 p.m. Monday through Sunday; 8) improvements to widen the existing driveway from 12 to 22 feet in compliance with the Napa County Roads and Street Standards, 9) construction of a parking area with five (5) parking stalls, one of which will be ADA compatible; 10) additional septic reserve area, 11) installed four (4) 5,000 gallon water tanks for fire protection on the southwest side of the proposed fermentation building with construction of a new retaining wall; and, 12) installation of a new wet draft hydrant. The Napa County Zoning Administrator approved the request on June 25, 2025.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Napa County Planning Building & Environmental Services Department

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT: Ailene Prichett

ADDRESS: 2195 Golden Gate Drive, Napa, CA 94558

PHONE: 707-322-5557

EXEMPT STATUS (CHECK ONE): (Also, see Appendix B of the *Napa Co Local Procedures for Implementing the CEQA*)

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 section number: **Class (Type): 3**

Section #: 15303

Statutory Exemptions. State code number:

General Rule: [Sec.15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The project consists of minor alterations of an existing structure and the replacement in-kind of a second existing structure to serve as the new winery. The changes in use which is exempt under Section 15303. The site of the development is not in an environmentally sensitive area and is not on any of the lists of hazardous waste site enumerated under Government Code Section 65962.5.

LEAD AGENCY CONTACT PERSON: Kelli Cahill, Planner III

PHONE: (707) 265-2325

Signature: Kelli Cahill

Date: 8/13/25

Title: Planner III

NAME

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: / /