

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, & ENVIRONMENTAL SERVICES
DEPARTMENT
1195 THIRD STREET, SUITE 210, NAPA, CA 94559

To: ☒ Governor's Office of Land Use
And Climate Innovation
Via CEQA Submit Portal

☒ Napa County Clerk
900 Coombs St
Napa, CA 94559

PROJECT TITLE: Silverado Resort & Spa Project

PERMIT(S): P24-00141-MM

PROJECT LOCATION - SPECIFIC: 1600 Atlas Peak Rd, Napa

APN: 060-010-001-000

PROJECT LOCATION - CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa County

PROJECT DESCRIPTION: Request of a Minor Modification to an existing Use Permit for the purpose of constructing an event pavilion (9,308 square feet) and an event lounge (1,750 square feet). The current site has existing development, and the proposed project will also require an exception to the Napa County Road and Street Standards for the firetruck turnaround and emergency vehicle access road to be located greater than 50 feet from the lounge event. The project is conditioned to follow the final conditions of approval as revised by Napa County Planning Commission on November 5, 2025.

Name of Public Agency Approving Project: Napa County (Planning, Building and Environmental Services)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: County of Napa

ADDRESS: 1195 Third Street, Suite 210 Napa, CA 94559

PHONE: (707) 253-4388

REPRESENTATIVE: Scott Greenwood-Meinart

ADDRESS: 700 Main Street, Suite 301 Napa, CA 94559

PHONE: (415) 772-5741

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. **Section 15301 Class 1 (c) and Section 15304 Class 4(a), (b), and (f)**
- ☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The project has been determined to qualify as a non-winery minor modification to use permit, which is exempt from the CEQA pursuant to Napa County's Local Procedures for Implementing CEQA. The project will not have any significant impact on the environment and is further exempt from CEQA with section 15301(c) and section 15304(a), (b), and (f).

LEAD AGENCY CONTACT PERSON: Enrique Torres

PHONE: (707) 253-4307

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: Enrique Torres Title: Planner II

Date: 12/22/2025

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR: