

**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:** Amulet Estate Minor Modification

**PERMIT(S):** P25-00105-MM

**PROJECT LOCATION - SPECIFIC:** 230 North Fork Crystal Springs Road, St. Helena, CA 95474 **APN:** 021-420-048

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

**PROJECT LOCATION - COUNTY:** COUNTY OF NAPA

**PROJECT DESCRIPTION:** Modify an existing 15,000 gallon per year winery to allow an increase in annual wine production to 30,000 gallons per year; increase employment; increase daily tours and tastings, marketing events and hours; construct new winery buildings; increase the number of parking spaces; install a covered crush pad; improve the existing water treatment system; and widen the existing driveway to meet Napa County Road and Street Standards, as approved Zoning Administrator on February 26, 2026.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Nathaniel Dorn  
**ADDRESS:** 230 North Fork Crystal Springs Road, St. Helena, CA 95474 **PHONE:** (814) 598-1509

**REPRESENTATIVE:** Dane Hoime  
**ADDRESS:** 1303 Jefferson Street, Suite 200B, Napa, CA 94559 **PHONE:** (707) 492-1191

**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:  
**Section 15301 Class 1, Section 15301 Class 2, 15303 Class 3, and 15304 Class 4**  
 Statutory Exemptions. State code number:

**REASONS WHY PROJECT IS EXEMPT:** The project consists of the following: 1) additions to existing structures, that will not result in an increase of more than 50% of the floor area before the addition, or 2500 sq. ft., whichever is less, which is exempt under Section 15301 Class 1(e); 2) minor alterations of existing structures, which is exempt under Section 15301 Class 1(d); 3) new structures not exceeding 2500 sq. ft., which is exempt under Section 15303 Class 3(c); 4) a new gate, which is exempt under Section 15303 Class 3(e); 5) minor trenching, which is exempt under Section 15304 Class 4(a). The site of the development is not in an environmentally sensitive area and is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**LEAD AGENCY CONTACT PERSON:** Wendy Atkins **PHONE:** (707) 259-8757

**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: 

Title: Planner II

Date: March 4, 2026

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: