Notice of Exemption

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Riley Hebb, 707-299-1334, riley.hebb@countyofnapa.org

Project Information

Project Title: Firetree Family Vineyards Micro-Winery Use Permit

County Permit(s): P25-00134-UP

Project Location: 4235 Old Sonoma Rd., Napa, CA 94558

Project APN: 047-030-020-000, 047-030-028-000, and 047-030-038-000

Project Location - County: Napa

Project Location - Nearest City: Napa

Project Description: This project is to establish a new winery with an annual production capacity of 5,000 gallons including the construction of new buildings for production and hospitality/administrative uses, an unenclosed outdoor pavilion, tours and tastings by appointment only, on-site consumption, on-site driveway improvements to meet the Napa County Road and Street Standards, parking, landscaping, and other improvements associated with wineries. The project also includes a request for a viewshed permit to allow for proposed production and accessory buildings and an outdoor tasting pavilion to be located on slopes over 15% in locations partially visible from Old Sonoma Road, a County-designated Viewshed Road as approved by Napa County Zoning Administrator on October 7, 2026.

Project Applicant Name: Nicolas Messaritis, 415-357-4400

Project Applicant Address: 329 Bryant Street, Suite 3C, San Francisco, CA 94107

Project Representative: Robert Anglin, 707-927-4280

Exempt Status

Categorical Exemption - *Section 15303 Class 3 and Napa County Local Procedures Appendix B, Item 10 – Construction and operation of small wineries.*

Reasons why project is exempt: The proposed winery facility would consist of approximately a 2,825 square foot production building, a 2,055 square foot hospitality building, and a 120 square foot pump house; thus, the enclosed winery buildings would be no more than 5,000 square feet in size. The proposed project also does not include the construction of a wine cave and will produce less than 30,000 gallons of winer per year (5,000 gallons). According to the County of Napa's Winery Traffic Information/Trip Generation Sheet, based on the proposed number of employees and daily/weekly visitors, the project's daily traffic volumes during harvest season would be 14 vehicle trips with less than 5 daily vehicle trips during the p.m. peak hours (4:00 p.m. to 6:00 p.m.). Weekend vehicle trips during harvest season would be 13 with less than 5 trips occurring during peak hours (3:00 p.m. to 4:00 p.m.). The applicant's proposal includes scheduling tours and tastings by appointment to limit trips during the peak period to no more than five, which will also be included as a condition of approval. Therefore, the proposed winery would not generate more than 40 vehicle trips per day and less than 5 peak hour trips per day. The project does not propose to include marketing events, as micro-wineries are not permitted to hold such events and the request does not propose any temporary events. 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.

Signature

Signed by Lead Agency Contact: Riley Hebb, Planner II
Date: October 9, 2026