

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, & ENVIRONMENTAL SERVICES
DEPARTMENT
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: Chaix Family Vineyards Micro-Winery Use Permit P23-00223-UP

PERMIT(S): Micro-Winery Use Permit P23-00223-UP

PROJECT LOCATION - SPECIFIC: The project site is located at 1204 Manley Lane in unincorporated Napa County.
Assessor's Parcel Number 027-210-026

PROJECT LOCATION – CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Micro-Winery Use Permit would allow for the following: 1) establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 sq. ft. garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons; 3) one full-time employee during harvest and non-harvest seasons; 4) on-premises consumption of wines produced on-site outside within a 658 sq. ft. patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways.- The Napa County Planning Commission/Zoning Administrator approved the request on April 24, 2024.

Name of Public Agency Approving Project: County of Napa

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John Chaix

ADDRESS: 420 Holmwood Drive, Newport Beach, CA 92663

PHONE: (949) 524-2482

REPRESENTATIVE: Roger Wolff

ADDRESS: P. O. Box 5836, Napa, CA 94581

PHONE: (707) 738-0969

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 and Napa County Local Procedures Appendix B Class 4
- Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The project consists of minor interior remodeling of an existing structure with no proposed change in use which is except under Section 15301 Class 1(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, Planner II

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: Wendy Atkins

Title: Planner II

Date: 05/31/24

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: N/A.