

# NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES DEPT.  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St  
Napa, CA 94559

Project Title: Napa Valley Museum

Project Applicant: Napa Valley Museum

Project Location – The project site is located at 607 South St. Helena Highway, St. Helena, near the intersection of Inglewood Rd on a 1.41-acre parcel zoned CN (Commercial Neighborhood) (APN: 027-150-001-000 / 38°29'19.547"N 122°27'2.018"W).

Project Location - City: N/A Project Location - County: Napa

## Description of Nature, Purpose and Beneficiaries of Project:

Conversion of approximately 10,775 square feet of combined marketplace use (7,880 square feet) and ancillary use (2,895 square feet) to a reduced marketplace use (1,439 square feet) and an increased ancillary use (3,022 square feet), with the introduction of 6,272 new square feet of quasi-public use in the form of a nonprofit museum, for total proposed use of 10,733 square feet. The marketplace will be an affiliate of the neighboring restaurant, while the quasi-public, nonprofit museum will be operated by the Napa Valley Museum. The project includes a variance to maintain the existing parking and landscaping as described in the Certificate of the Extent of Legal Nonconformity (CLN 96472) as an exception to the landscaping and parking requirements for the Commercial Neighborhood (CN) base zoning district described in Napa County Code (NCC) § 18.32.060 and 18.32.070.

Name of Public Agency Approving Project: County of Napa

Name of Person or Agency Carrying Out Project: Laura Rafaty, Napa Valley Museum  
P.O. Box 3567, Yountville, CA 94599; (707) 944-0500

## Exempt Status: (check one):

- Ministerial (Sec. 15268 & 15022(a));
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. It has been determined that the Napa Valley Museum project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act pursuant to Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County).

Reasons why project is exempt: The project is categorically exempt from CEQA under Section 15301. Please see attached CEQA Exemption Memorandum for more details.

Area Code/Telephone/Extension: (707) 253-4307

## Lead Agency

Contact Person: Andrew Amelung

## 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: \_\_\_\_\_ Date: October 10, 2024 Title: Planner II



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A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

Main: (707) 253-4417  
Fax: (707) 253-4336

**Brian D. Bordona**  
Director

To: Brian D. Bordona, PBES Director      From: Andrew Amelung, Planner II

Date: October 2, 2024      Re: P24-00072 Napa Valley Museum  
Categorical Exemption Determination  
607 St. Helena Highway, St. Helena  
APN: 027-150-001-000

**Background:**

On March 15, 2024, Applicant submitted a request for a use permit to convert an existing structure of approximately 10,775 square feet of combined marketplace use (7,880 square feet) and ancillary use (2,895 square feet) to a reduced marketplace use (1,439 square feet) and increased ancillary use (3,022 square feet), with the introduction of 6,272 new square feet of quasi-public use in the form of a nonprofit museum, for a proposed total of 10,773 square feet.

The marketplace has been operating under a Certificate of the Extent of Legal Nonconformity (CLN 96472) since 1997 and has been opened since 1954. The request of a new use permit and variance will remove the need to uphold the existing CLN, as a conforming use permit with and an approved variance and conditions of approval will replace the entitlement. The variance is requested as an exception to the landscaping and parking development standards required in the CN base zoning district as described in NCC § 18.32.060 & 18.32.070. The operation of the quasi-public museum use will include up to six events with up to 200 people throughout the year.

**Existing Conditions and Environment Setting:**

The proposed project is located on an approximately 1.41-acre parcel within the CN base zoning district with a Agricultural Resource (AR) General Plan designation at 607 South St. Helena Highway, St. Helena, CA 94559. APN: 027-150-001-000.

**Entitlement History:**

Existing entitlement records for the parcel include CLN 96472 for the marketplace, Use Permit 107172 for the neighboring restaurant, and a series of building permits for alterations, modifications, and two existing septic system on the property that date back to the 1960s.

**CEQA Exemption Criteria and Analysis:**

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under two (2) sections of Article 19:

**Class 1: Existing Facilities** [California Code of Regulations (CCR) §15301]

Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Examples enumerated in CCR §15301 include:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

The scope of the project is almost exclusively limited to interior alterations including partitions, plumbing and electrical conveyances. Exterior alterations include modifications to the approved sign and some minor alterations to the exterior façade. The proposed project does not include any additions to existing structure nor any expansion of existing footprints. There will be no ground disturbance or any disturbance to undeveloped land. The request for the variance is to avoid reconstruction of the parking lot which can result in health and safety issues and adverse environmental impacts. The expected traffic generated, daily visitors, water use, and wastewater generated is expected to be less than the previous use. As such, the proposed project can be adopted as categorically exempt from CEQA under Section 15301 (Class 1).

The proposed project as conditioned not change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, and does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on historical resources.

**Conclusion:**

The project is categorically exempt from CEQA under Section 15301.