

# 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:** Flying Lady Winery Minor Modification P24-00002-MOD

**Project Applicant:** Ted Bryce, 1635 Christian St., Philadelphia, PA 19146

**Project Location** – The project site is comprised of approximately 12.92 acres, is zoned AW (Agricultural Watershed) and is located at 3747 Langtry Road, St. Helena, CA 94574; APN: 022-140-040-000

**Project Location - City:** N/A

**Project Location - County:** Napa

**Description of Nature, Purpose and Beneficiaries of Project:** The Napa County Planning Department has received a request for a Minor Modification #P24-00002-MM to modify the previously approved Use Permit for Flying Lady Winery approved under Use Permit 98389-UP, and revised under subsequent permit modifications, to allow the following: 1) Private by appointment tours and tastings for no more than 12 visitors per day, for a maximum of 84 visitors per week; 2) Increase employment from one (1) full-time employee to a maximum of one (1) full-time employee and one (1) part-time employee; 3) Establish hours of operation seven days a week: Production 10:00 a.m. to 4:00 p.m. (non-harvest), visitation 10:00 a.m. to 4:00 p.m., and the existing marketing event: 12:00 p.m. to 6:00 p.m. (conclusion of clean-up); 4) Conversion of approximately 2,216 square-feet of the roof of an existing crush pad cover to an outdoor tasting deck, accessible on the second floor; and 5) On-premise consumption of wines produced on-site within the outdoor tasting patio, in accordance with Business and Professions Code Sections 23358, 23390, and 23396.5 (AB 2004).

**Name of Public Agency Approving Project:** County of Napa

**Name of Person or Agency Carrying Out Project:** Flying Lady Winery

**Exempt Status: (check one):**

Ministerial (Sec. 21080(b)(1); 15268);

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 Flying Lady Winery Use Permit Minor Modification project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act Guidelines Section 15301, Class 1 (Existing Facilities), and Section 15303, Class 3 (New Construction or Conversion of Small Structures - Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B, Item No. 10 – Construction and operation of small wineries).

**Reasons why project is exempt:** The Department has determined this application to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures - Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B, Item No. 10 – Construction and operation of small wineries, the permitting of facilities involving negligible expansion of existing use). The project is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Lead Agency Contact Person:** Matt Ringel, Planner III

**Area Code/Telephone/Extension:** (707) 259-1351

**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: December 3, 2024 Title: Planner III

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Revised 2011