

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Napa
1195 Third Street
Napa, CA 94559

From: (Public Agency): City of Napa
955 School Street
P.O. Box 660, Napa, CA 94559
(Address)

Project Title: PL24-0064 962 Kaiser Rd Winery

Project Applicant: Jean Hoefliger (jean@jhwineconsulting.com | 707-227-6244)
P.O. Box 525, Rutherford, CA 94573

Project Location - Specific:
962 Kaiser Road, Napa, CA 94558 | APN: 046-531-012

Project Location - City: Napa Project Location - County: Napa

Description of Nature, Purpose and Beneficiaries of Project:
An Administrative Permit and a Design Review Permit for a winery consisting of the conversion of an approximately 12,748 sq. ft. warehouse with the addition of a 4,411 sq. ft. warehouse and 1,482 sq. ft. canopy for property located at 962 Kaiser Road ("Project") (APN: 046-531-012).

Name of Public Agency Approving Project: City of Napa

Name of Person or Agency Carrying Out Project: Jean Hoefliger (jean@jhwineconsulting.com | 707-227-6244)

- 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));
[X] Categorical Exemption. State type and section number: Class 1 (Existing Facilities); Section 15301
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
Staff have determined that the application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 which exempts existing facilities consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures, facilities, mechanical equipment, or topographical features, involving negligible expansion of former use. This includes additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet if the Project is in an area where all public services and facilities are available and allow for maximum development permissible and the area in which the project is located is not environmentally sensitive. The site is not located within an environmentally sensitive area, as it is previously disturbed property with no known natural resources or habitats requiring special protection.

Lead Agency
Contact Person: Ryder Dilley Area Code/Telephone/Extension: 707-257-9530

- 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: [Signature] Date: 2/3/2025 Title: Associate Planner
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.