NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & 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

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Kelli Cahill **PHONE:** (707) 265-2325

STATE CLEARING HOUSE NUMBER: 2025070651

PROJECT TITLE: **Nights in White Satin Use Permit P22-00236**

PROJECT LOCATION: **THE PROJECT IS LOCATED ON A 120.72 ACRE HOLDING WITHIN THE AGRICULTURAL WATERSHED (AW) ZONING DISTRICT AND DESIGNATED AGRICULTURE, WATERSHED AND OPEN SPACE (AWOS) AND AGRICULTURAL RESOURCE (AR) IN THE GENERAL PLAN AT APNS 047-380-009 (WINERY PARCEL) AND 047-380-010 (EXISTING WELL PARCEL) LOCATED SOUTH OF SONOMA HIGHWAY (SR 12/121) APPROXIMATELY 0.45 MILES EAST OF THE SONOMA/NAPA COUNTY LINE.**

PROJECT LOCATION – CITY (NEAREST): NAPA **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: Approval of a new 120,000 gallon per year production winery, including 1) construction of a new 51,720 square foot winery building including production and hospitality, 2) a 1,509 covered crush pad area, 3) 25 full time employees and ten (10) part time employees, 4) marketing program, 5) On-premises consumption, 6) tours and tastings by appointment seven days a week for up to 150 guest per day, 600 guests per week, 7) 50 parking spaces to serve visitors and employees, 8) construct a Non-Transient Non-Community Water System (a water system to serve the winery, visitors and employees), 9) construct a wastewater treatment system for winery process wastewater and domestic wastewater and possible 30,000-gallon storage tank, 10) construct a twenty (20) foot wide access driveway, 11) grading work for new driveway, access, including visitor and employee parking; and, 12) new groundwater well located on the winery parcel.

COUNTY PERMIT (S): P22-00236-UP

APPLICANT NAME: Nights in White Satin LLC, c/o Jason Lede
ADDRESS:1473 Yountville Cross Road, Yountville, CA 94599
REPRESENTATIVE: George Monteverdi, Monteverdi Consulting LLC
ADDRESS: P.O. Box 6079, Napa CA 94558 **PHONE:** (707) 761-2516

This is to advise that the Napa County Planning Commission as ☒Lead Agency ☐Responsible Agency approved the above-described project on 8/20/25 and made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: Kelli Cahill DATE: September 3, 2025 TITLE: Planner III

Name: Kelli Cahill

Date received for filing and posting at OPR: