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 Land Use and Climate Innovation, 1400 10th Street, Sacramento, CA 95814

☒ Napa County Clerk, 900 Coombs St., Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Department

CONTACT PERSON: Andrew Amelung, PBES Department **PHONE:** (707) 253-4307

STATE CLEARING HOUSE NUMBER: 2025071092

PROJECT TITLE: P24-00217-UP Schlatter Family Estate Micro-Winery

PROJECT LOCATION: 1111 CONN VALLEY ROAD , ST. HELENA, CA 94574

PROJECT LOCATION – CITY (NEAREST): ST. HELENA **PROJECT LOCATION - COUNTY:** Napa County

PROJECT DESCRIPTION: Approval of a Micro-Winery Use Permit for a new 5,000 gallon per year winery in a 4,998 square-foot Type III cave, with 3,798 square feet of production area and 1,200 square feet of hospitality and accessory area. The proposed winery includes tours and tastings for a maximum of 18 visitors per day from 10am to 5pm, with no marketing events, two (2) full-time employees and winery related infrastructure and improvements. The project is requesting an exception to the Napa County Road and Street Standards for sections of the driveway constrained by steep slopes and an existing ephemeral watercourse. Two live oaks are to be removed along sections of the driveway to accommodate horizontal clearance for emergency vehicles. The project was approved by the Napa County Zoning Administrator on August 27, 2025.

COUNTY PERMIT (S): Use Permit P24-00217-UP

APPLICANT NAME: Rene Schlatter, Schlatter Family Estate, LLC
ADDRESS: 1111 Conn Valley Rd
St. Helena, CA 94574
(707) 968-3417 / rschlatter@merryvale.com
REPRESENTATIVE: Jarrod Denton, Signum Architecture
ARCHITECTURAL FIRM
AGENT / ARCHITECT
ADDRESS: 1675 2ND STREET
NAPA, CA 94559
(707) 531-7653 / jarrod@signumarchitecture.com
PHONE:

This is to advise that the Napa County Planning Commission as ☒Lead Agency ☐Responsible Agency approved the above-described project on _____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: _____ DATE: September 16, 2025 TITLE: Planner II
Name: Andrew Amelung

Date received for filing and posting at OPR: