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PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING & NOTICE OF INTENT TO ADOPT MITIGATED A NEGATIVE DECLARATION

On Wednesday morning, the 27th day of August 2025, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Schlatter Family Estate – Micro-Winery Use Permit No. P24-00217-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with Mitigation Measures (MMs). MM's are proposed for the following areas: Biological Resources; Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: 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 areas. 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 oak trees are to be removed along sections of the driveway to accommodate horizontal clearance for emergency vehicles.

The project is located on an approximately 35.82-acre parcel within the AW (Agricultural Watershed) zoning district at 1111 Conn Valley Rd, St. Helena, CA approximately 0.25 miles south of Rossi Rd; APNs: 025-180-083-000 (project parcel) & 025-180-082-000 (access parcel).

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from July 24, 2025 through August 23, 2025. Comments should be directed to Andrew Amelung, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4307 or andrew.amelung@countyofnapa.org and must be received before 4:45 p.m. on August 25, 2017.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: July 24, 2024

Brian D. Bordona
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: *Day and Date* - Napa Valley Register

Bill to: **Planning, Building & Environmental Services**
 1195 Third Street, Ste 210
 Napa, Ca. 94559
 Invoice #