

Planning, Building & Environmental Services

# Schlatter Family Estate Micro-Winery

1111 Conn Valley Road, St. Helena, CA 94574; APN: 025-180-083-000 & 025-180-082-000  
Use Permit P22-00217-UP

Presented by Andrew Amelung



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# Presentation Agenda

1. Project Request
2. Site Description
3. Project Scope
4. Discussion Points
5. Project Analysis
6. Recommendation





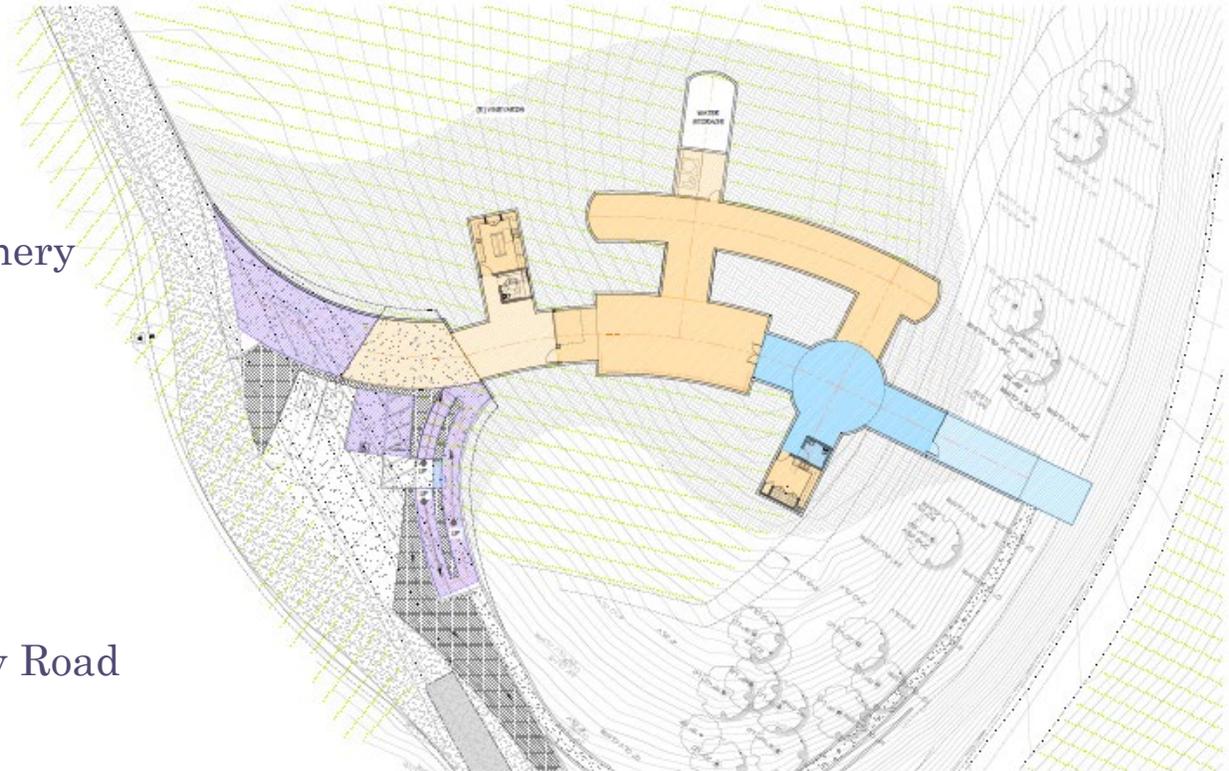
# 1. Project Request

Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Project Request

- **Consideration of Use Permit P24-00217**
  - **P24-00217:** Approval of a Micro-Winery Use Permit which includes:
    - Construction of Type III Cave
    - 5,000 gallons of wine per year
    - Tours & Tastings: 18 visitors/day
    - An Exception to the Napa County Road and Street Standards





## 2. Site Description

Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Site Description

## Location:

1111 Conn Valley Rd  
St. Helena, CA 94574

## APN:

025-180-083-000 (Project Parcel)  
35.82 Acres

025-180-082-000 (Access Parcel)  
32.21 Acres

## General Plan Designation:

Agriculture, Watershed, and Open Space  
(AWOS)



NAPA COUNTY LAND USE PLAN 2008 – 2030



### LEGEND

- |                                      |                         |
|--------------------------------------|-------------------------|
| <b>URBANIZED OR NON-AGRICULTURAL</b> | <b>TRANSPORTATION</b>   |
| Study Area                           | Mineral Resource        |
| Cities                               | Limited Access Highway  |
| Urban Residential*                   | American Canyon ULL     |
| Rural Residential*                   | City of Napa RUL        |
| Industrial                           | Landfill - General Plan |
| Public-Institutional                 | Road                    |
| <b>OPEN SPACE</b>                    | Airport                 |
| Agriculture, Watershed & Open Space  | Railroad                |
| Agricultural Resource                | Airport Clear Zone      |

# Site Description

## Location:

1111 Conn Valley Rd  
St. Helena, CA 94574

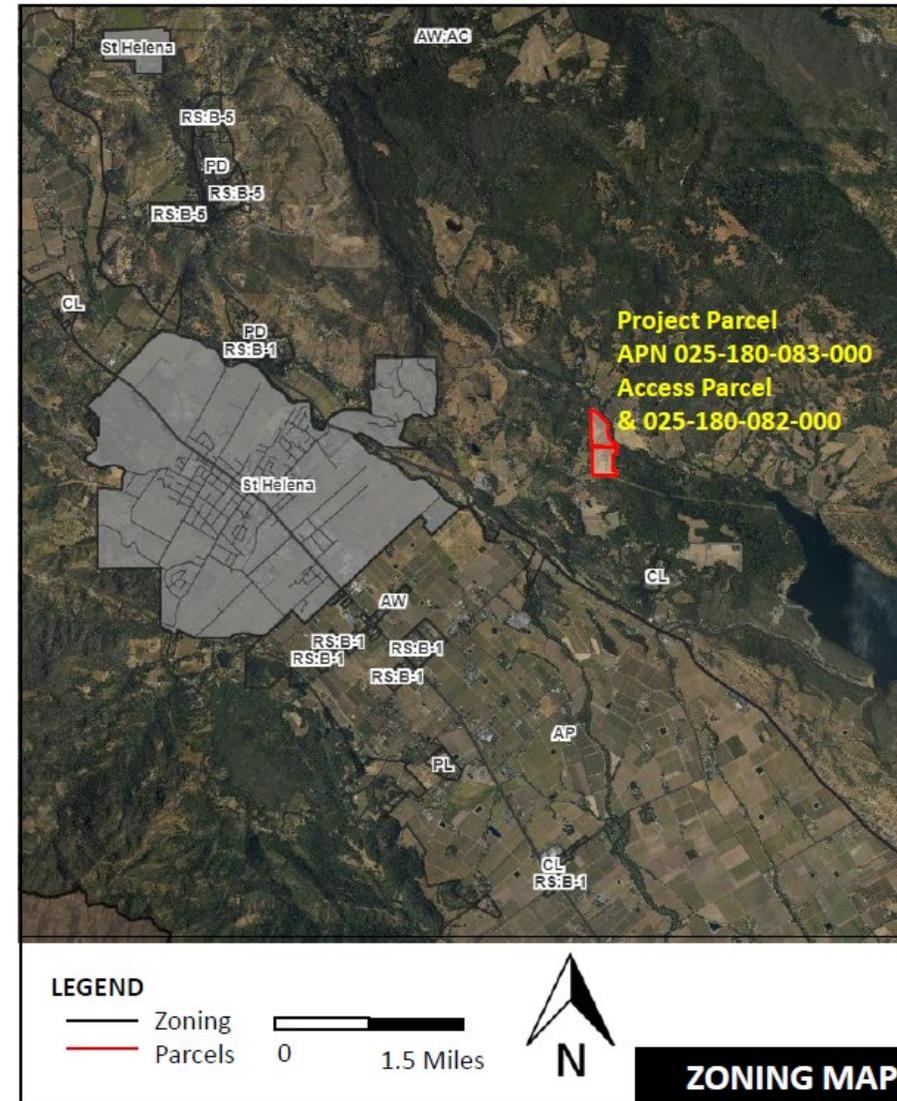
## APN:

025-180-083-000 (Project Parcel)  
35.82 Acres

025-180-082-000 (Access Parcel)  
32.21 Acres

## Zoning District:

AW (Agricultural Watershed)  
Base Zoning District



# Site Description

## EXISTING DEVELOPMENT

- 29.27 acres of vineyard
- Vineyard avenues and accessory improvements
- Existing access driveway
- Existing project well
- 18.6 acres of Coniferous Forest
- 7.5 acres of Oak Woodland Forest
- 2.89 acres of Shrubland





## 3. Project Scope

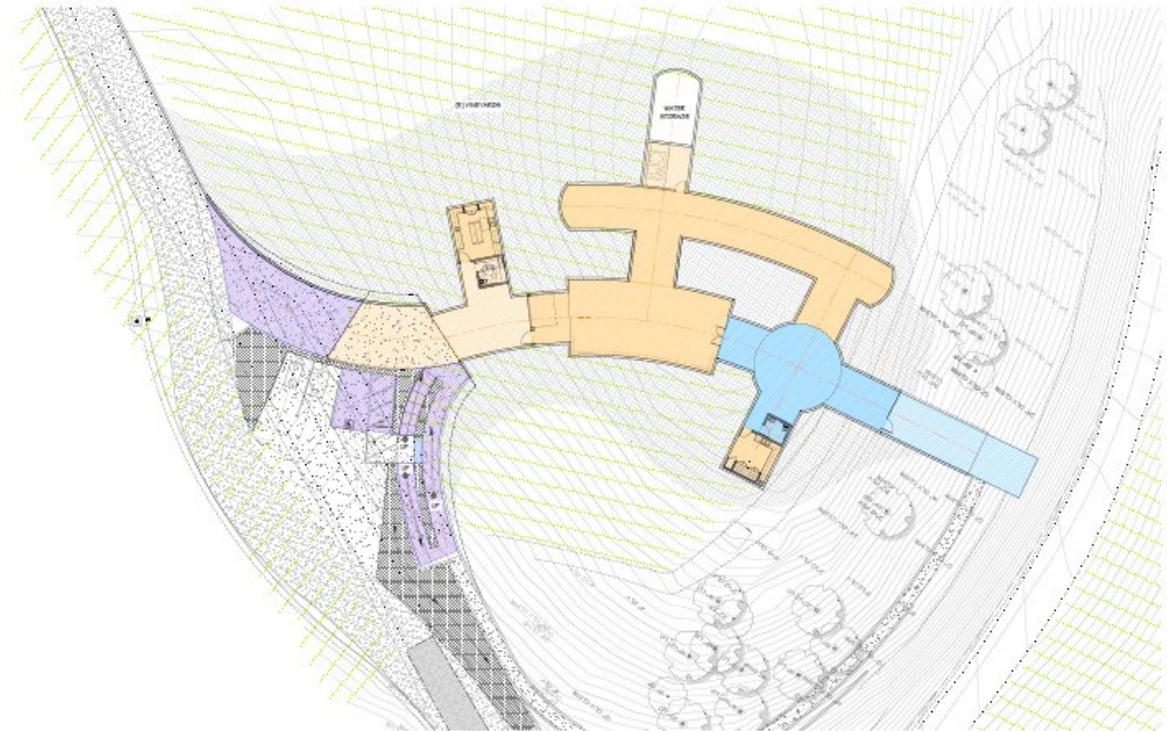
Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Project Scope

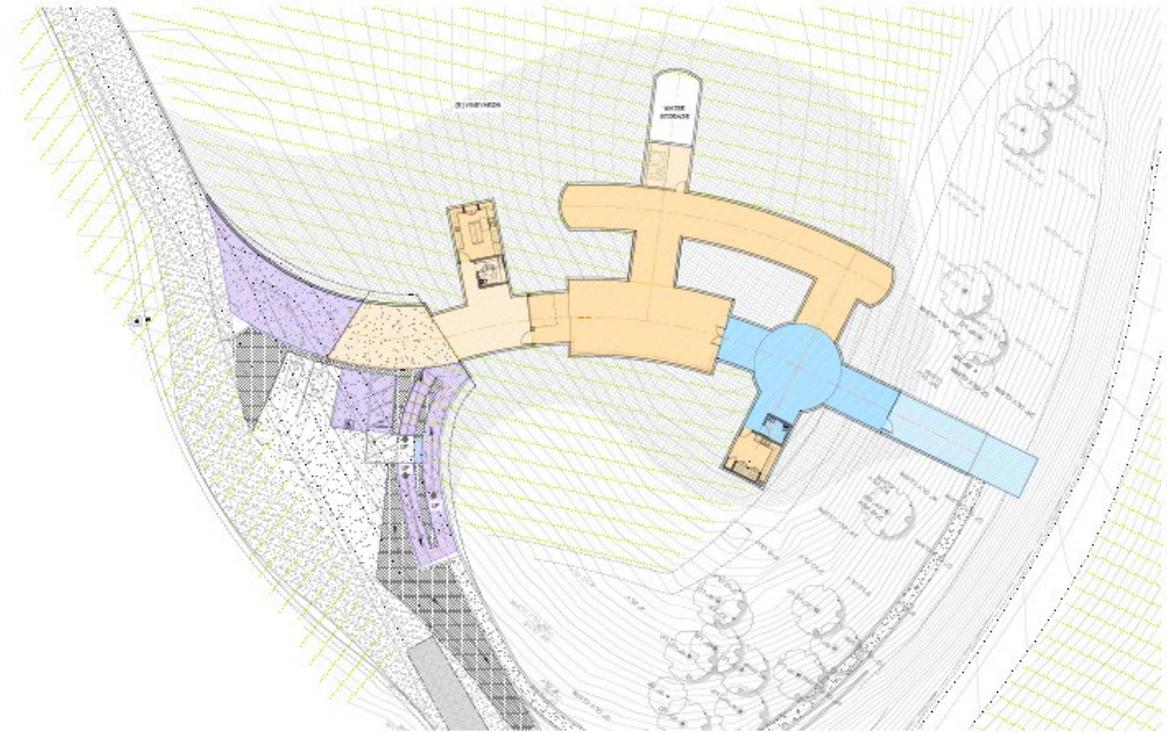
## New Cave Construction

- |                       |                   |
|-----------------------|-------------------|
| • Cave Entryway       | 551 square feet   |
| • Office & Laboratory | 243 square feet   |
| • Staff Room          | 207 square feet   |
| • Fermentation Room   | 1,380 square feet |
| • Barrel Chai         | 1,968 square feet |
| • ADA Restroom        | 87 square feet    |
| • ADA Restroom        | 67 square feet    |
| • Hospitality Terrace | 683 square feet   |
| • Wine Library        | 1,138 square feet |
| • Covered Crush Pad   | 624 square feet   |
| • Pump Room           | 204 square feet   |
| • Water Storage Room  | 320 square feet   |



# Project Scope

## PROPOSED WINERY SIZE



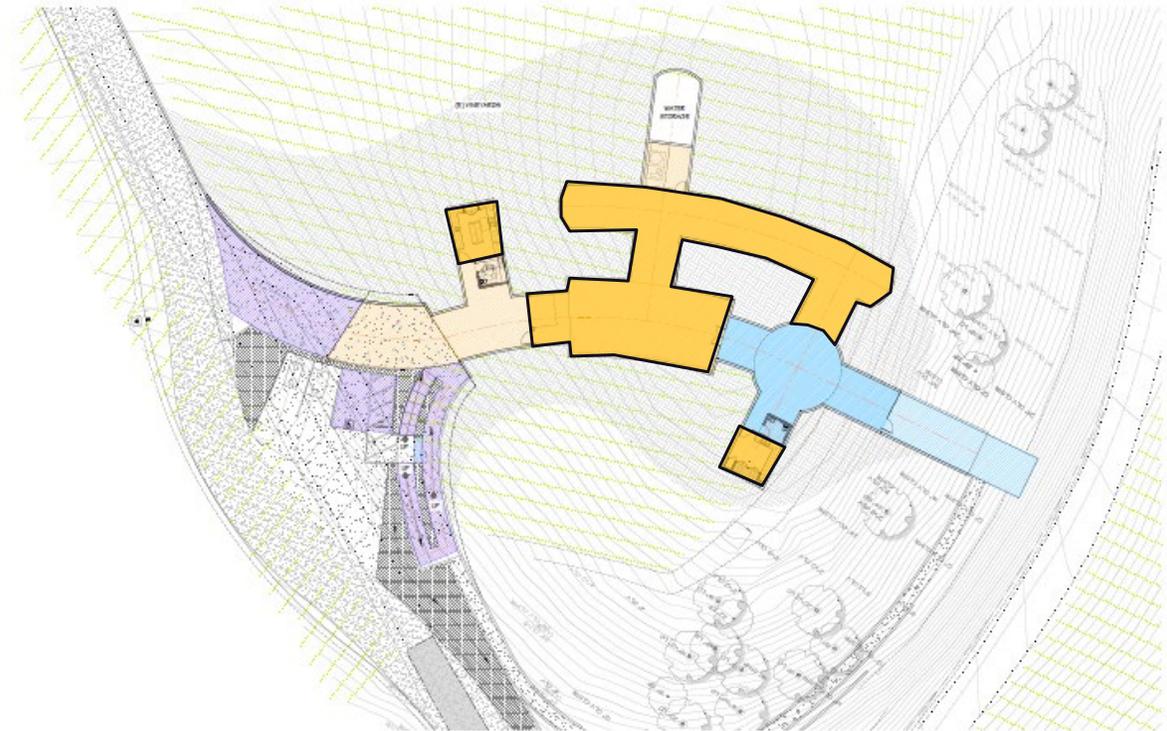
# Project Scope

## PROPOSED WINERY SIZE

**Enclosed Production Area**

3,798 square feet

**68%**



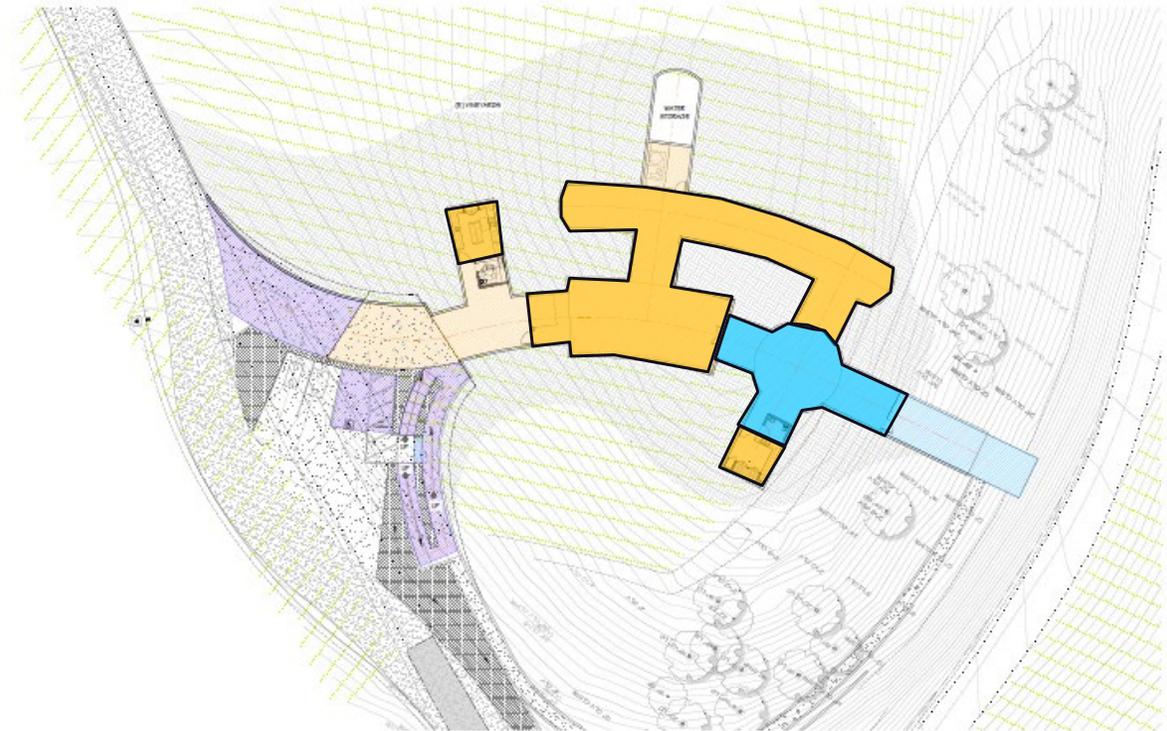
# Project Scope

## PROPOSED WINERY SIZE

**Enclosed Production Area**  
3,798 square feet      **68%**

**Enclosed Accessory Area**  
1,200 square feet      **32%**

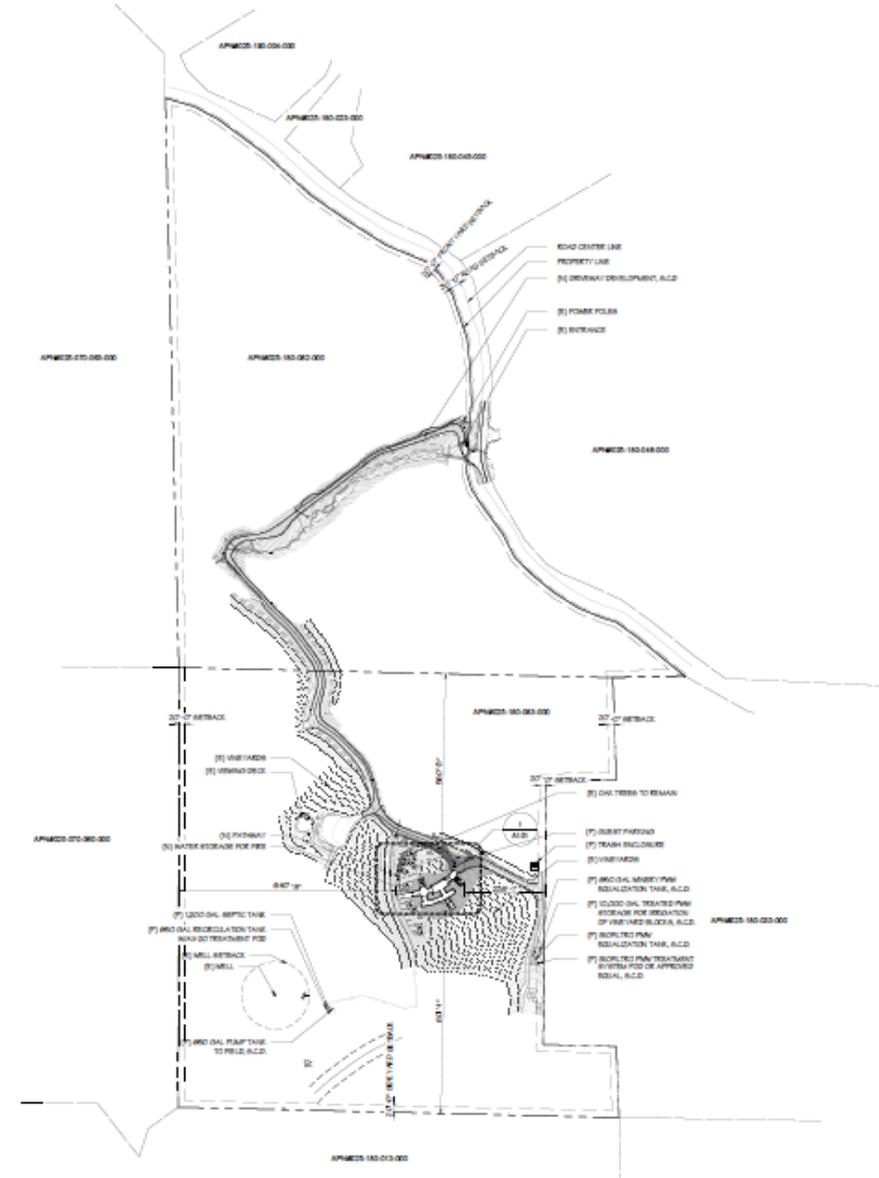
**Total Area**  
4,998 square feet



# Project Scope

## Parcel Improvements

- Exterior Crush Pad
- ADA Compliant Walkway to Crush Pad
- Improvements to the Existing Driveway
  - Driveway Widening
  - Additional Turnouts
  - Removal of two Coastal Live Oaks for vertical and horizontal clearance
- Three Parking Spaces
  - Including One ADA Compliant Parking Space



# Project Scope

## PROPOSED WINERY COVERAGE AREA

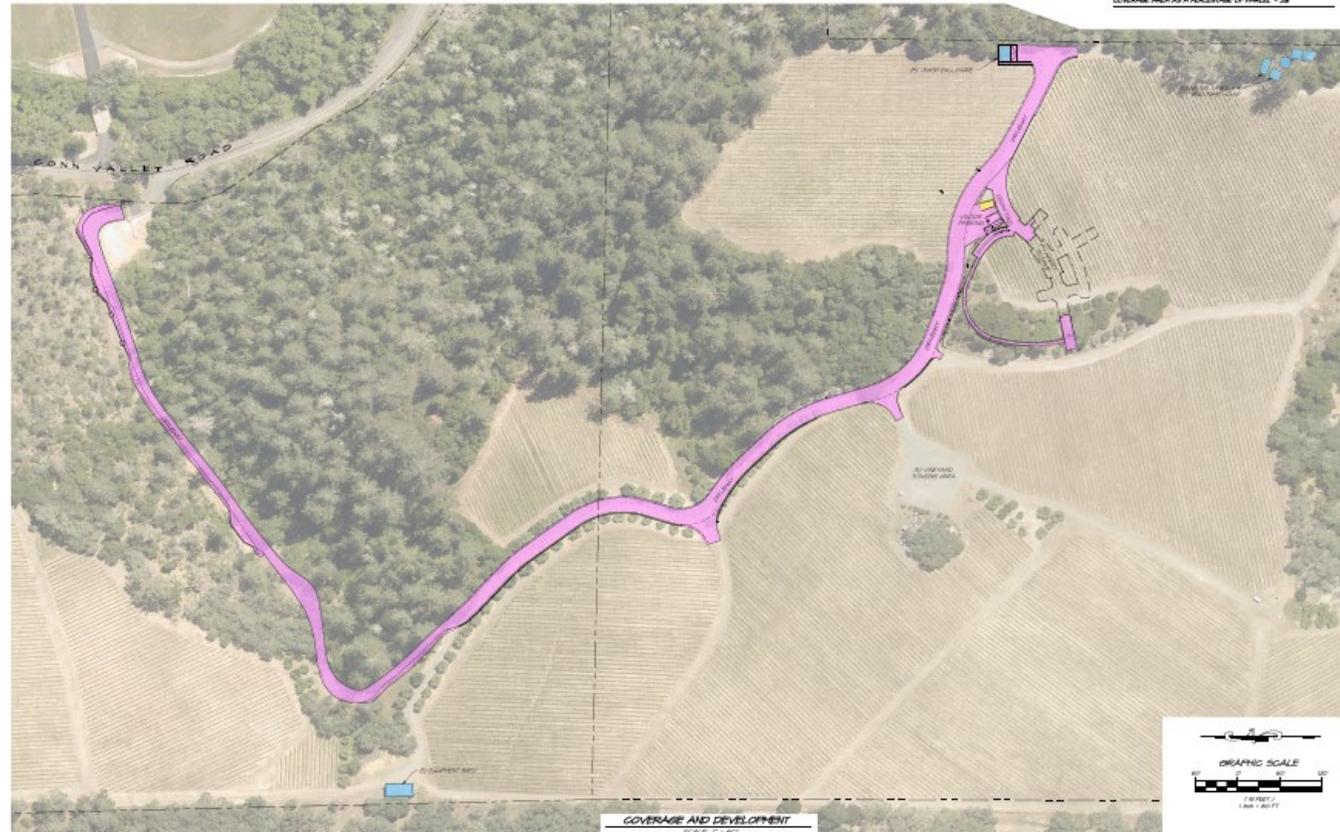
62,032 square feet

or

1.42 acres

3.98 Percent Coverage

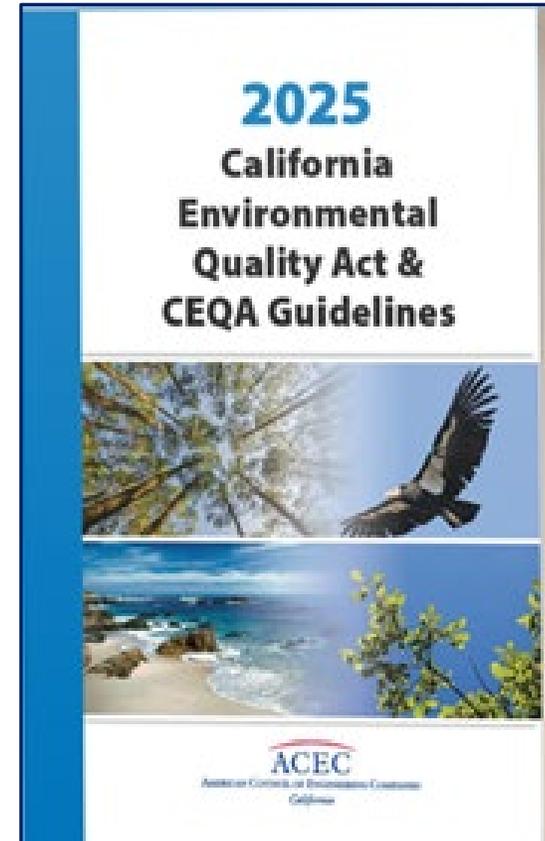
Less than 25 percent



# Project Scope

## Environmental Determination: Mitigated Negative Declaration

|                      |                             |
|----------------------|-----------------------------|
| MM BIO-1:            | Nesting Bird                |
| MM BIO-2:            | Roosting Bat Survey         |
| MM TRC-1:            | Tribal Monitoring Agreement |
| <u>CDFW Comments</u> |                             |
| COA 6.15.a.          | Plant Survey                |
| COA 6.15.b.          | Stream Survey               |





## 4. Discussion Points

Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Discussion Points

## Water Availability Analysis:

- Tier 1 WAA
  - No Wells within 500 ft
  - No Streams within 1,500ft
- Existing Vineyard Use  
12.37 acre-feet per year
- Proposed Winery & Vineyard Use  
12.374 acre-feet per year

| Usage Type  | Existing Usage [af/yr] | Standard Usage [af/yr] | Proposed Usage [af/yr] |
|---|------------------------|------------------------|------------------------|
| <b>Irrigation</b>                                       |                        |                        |                        |
| Vineyard – Well   | 12.370                 | 12.255                 | 12.255                 |
| Vineyard – Recycled Process Wastewater Credit           | 0.000                  | -0.107                 | -0.092                 |
| Landscaping   | 0.000                  | 0.025                  | 0.025                  |
| <b>Winery</b>   |                        |                        |                        |
| Process Water   | 0.000                  | 0.107                  | 0.092                  |
| Domestic Water  | 0.000                  | 0.084                  | 0.084                  |
| <b>Totals (Acre-ft per Year)</b>                        | <b>12.370</b>          | <b>12.374</b>          | <b>12.374</b>          |
| <b>Estimated Water Recharge Rate (Acre-ft per Year)</b> | <b>37.26</b>           | <b>37.26</b>           | <b>37.26</b>           |



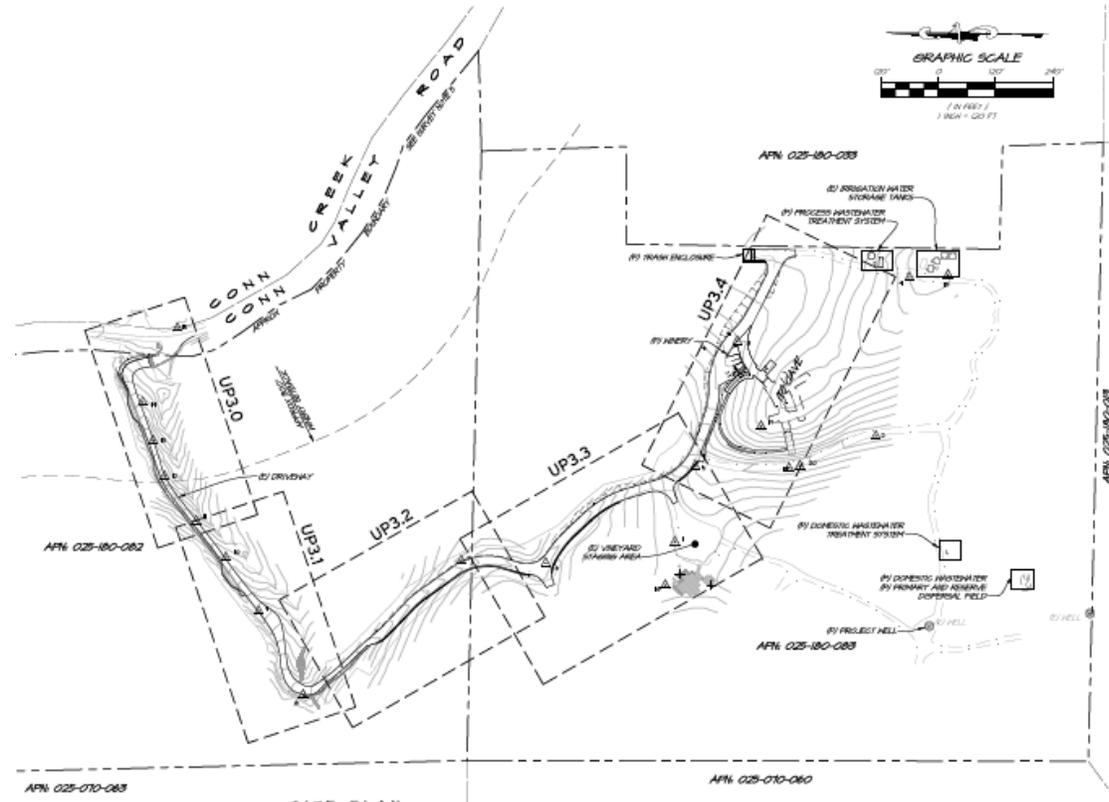
# Discussion Points

## Exception to the Napa County Road and Street Standards:

- Selective Widening
- Non-standard Connection to Driveway
- Selective Driveway Curvature
- Reviewed and Approved by the Napa County Engineering Division and Fire Marshal with Conditions



## SCHLATTER FAMILY ESTATES, LLC MICRO WINERY CIVIL USE PERMIT PLANS

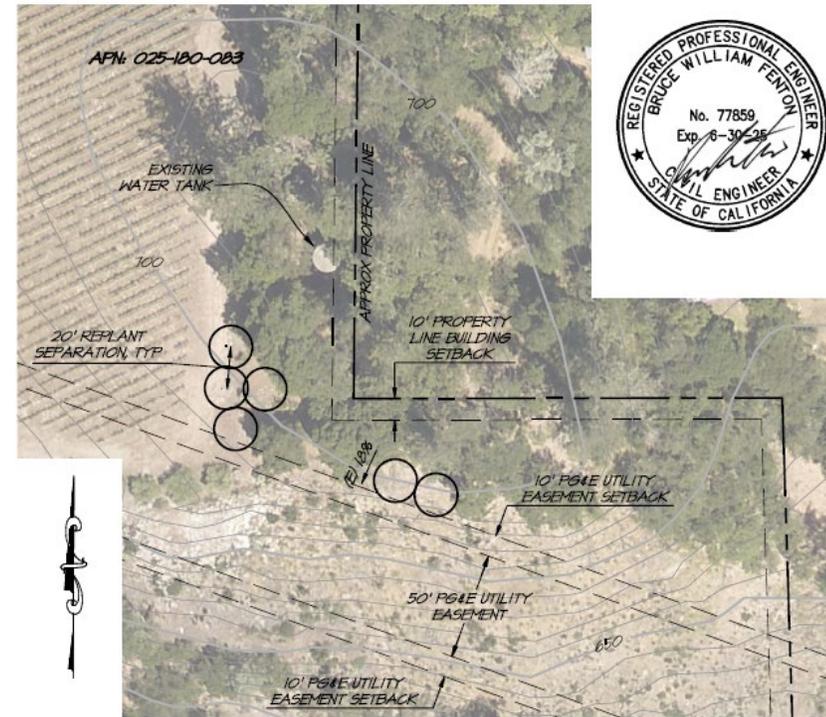


# Discussion Points

## Tree Removal:

- Removal of Two Coastal Live Oaks
- Required Vertical and Horizontal Clearance for Napa County Road and Street Standards
- Replacement at a 3:1 ratio

## SCHLATER FAMILY ESTATE, LLC TREE REPLACEMENT LOCATION NAPA COUNTY CALIFORNIA





# 5. Project Analysis

Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Project Analysis

## Required Findings for Exception to the Napa County Road and Street Standards:

- Preserve Unique Features and Natural Environment
  - Avoiding development on steep slopes over 30 percent
  - Avoiding development within an ephemeral watercourse setback
- Provide the same Overall Practical Effect
  - Engineering Division staff has reviewed the Request with the applicant's authorized agents, Engineering staff and the Fire Marshal's office, and approved the Exception with Engineering Conditions dated September 24, 2024 and Fire Conditions dated May 28, 2025



# Project Analysis

## Required Findings for Issuance of a Use Permit Napa County Code Section 18.124.070 and 18.124.080:

- Power to Issue Use Permit
- Procedural Requirements
- Public Health, Safety, or Welfare
- Napa County Code Compliance
- Groundwater Deficient Areas & New Water Systems
- Groundwater Basins & Significant Adverse Impacts
- Connection to Public Water Supplies



# Project Analysis

## Napa County General Plan Conformity:

- Policy AG/LU-2: Agricultural Use
- Policy AG/LU-4: Reservation of Agricultural Lands
- Policy AG/LU-10: Winery Permanence and Attractiveness
- Policy CC-2: Winery Permanence and Attractiveness
- Policy CC-6: Grading & Natural Landform
- Policy CC-10: Viewshed Protection Program
- Policy CON-20: Biodiversity and Habitat Connectivity
- Policy CON-24: Oak Tree Replacement at 2:1 Ratio
- Policy CON-55: New Water Use





## 6. Recommendations

Use Permit P22-00217-UP Schlatter Family Estate Micro-Winery



# Recommendation

## Option 1 – Approve the Applicant’s Proposal (Staff’s Recommendations)

1. Adopt the Initial Study – Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A (including the recommended Conditions of Approval in Attachment J)
2. Approve the Exception to the Napa County Road and Street Standards based on Findings 8-9 in Attachment A
3. Approve the Use Permit request (P24-00217) based on recommended Findings 10-14 in Attachment A

## Option 2 – Modify the Applicant’s Proposal (May require Continuance to a Date Certain)

## Option 3 – Deny the Applicant’s Proposal



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# Thank you

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