



## **Notice of Completion & Environmental Document Transmittal**

### **Submitted To**

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal

### **Lead Agency**

Napa County (Planning, Building and Environmental Services)

1195 Third Street, Suite 210, Napa, CA 94559

Lead Agency Contact: Hannah Spencer, Planner III, (707) 253-4018, [Hannah.spencer@countyofnapa.org](mailto:Hannah.spencer@countyofnapa.org)

### **Project Information**

Project Title: AXR Napa Valley Winery - Major Use Permit Modification, Variance, and Viewshed

County Permit(s): P22-00417, P26-00044, P26-00045

### **Project Location**

Project APN: 022-080-025

Project Address: 3199 N. St. Helena Highway, St. Helena, CA 94574

Project Location - County: Napa

Project Location - Nearest City/Community: St. Helena

Project Location – Cross Streets: Bea Lane and State Route 29

Coordinates: Latitude 38°31'49.1"N / Longitude 122°30'17.1"W

Section-Township-Range-Base: Section 22, Township 08 North, Range 06 West, Mt. Diablo Principal Meridian

Total Acres: 7.85

Located within two (2) miles: State Highway – State Highway 29; Railways – Napa Valley Wine Train; Waterways – Hirsch Creek

Land Use: Residential and agricultural land uses

Zoning: Agricultural Watershed (AW)

General Plan: Agricultural, Watershed and Open Space (AWOS)

## Document Type

CEQA: Mitigated Negative Declaration

## Local Action Type

- Use Permit
- Other – Variance
- Other – Viewshed

## Development Type

- Commercial (17,190 square feet, 0.39 acres, 13 employees)

## Project Issues Discussed in Document

- Aesthetic
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Cumulative Effects
- Drainage/Absorption
- Energy
- Flood Plain/Flooding
- Geology/Soils
- Greenhouse Gas Emissions
- Growth inducement
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mandatory Findings of Significance
- Noise
- Population/Housing
- Public Services
- Recreation
- Schools/Universities
- Septic System
- Solid Waste
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Vegetation
- Wetland/Riparian
- Wildfire

## Project Description

Request for 1) approval of a Major Modification to Winery Use Permit No. P08-00099 and P04-0541 to allow construction of a new type I wine cave 17,190+/- square feet in size, conversion of the existing 1,492 square foot barrel storage building to a tasting room and the adjacent 1,204 square foot outdoor crush/tank pad to tasting and hospitality uses, conversion of the main floor of the historic Hirsch residence (4,147 square feet in size-including attached residence) to winery tasting room and employee office use, an increase in employees and visitation, an expanded marketing program, water and wastewater system improvements, a left turn lane on St. Helena Highway / Highway 29 (SR 29) and associated driveway modifications; 2) a Variance to the 600-foot winery setback from SR 29 to allow aboveground structures associated with the wastewater treatment system; and, 3) an Administrative Viewshed Permit for cave portals and water and wastewater system improvements on slopes ranging from 15 to 18 percent.

## **Reviewing Agencies Checklist**

- Caltrans District 4 (DOT)
- Fish and Wildlife Region 3 (Bay Delta, Fairfield)
- Native American Heritage Commission
- Regional WQCB # 2
- Toxic Substances Control, Department of
- State Water Resources Control Board – Division of Drinking Water #4

## **Local Public Review Period**

Starting Date: April 30, 2026

Ending Date: May 30, 2026

## **Signature**

Signature:

*Hannah Spencer*

Signed by Lead Agency contact: Hannah Spencer, Planner III

Date: April 20, 2026