



Summary Form for Electronic Document Submittal

Submitted To

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

Lead Agency

Napa County (Planning, Building and Environmental Services)

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Project Information

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

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

State Clearinghouse Number:

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

Project APN: 022-080-025

Project Location - County: Napa

Project Location - Nearest City: St. Helena

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.

Potential Impacts and Proposed Mitigation:

Mitigation measures are proposed for Aesthetics, Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources. See VIS-1, BIO-1, BIO-2, BIO-3, CUL-1, and TCR-1 in the IS/MND.

Areas of controversy:

Middletown Rancheria of Pomo Indians of California raised concerns with the protection of tribal cultural resources and requested Mitigation Measure TCR-1 be incorporated into the project.

Responsible or trustee agencies for the project:

- Caltrans District 4
- Fish & Wildlife, Region 3
- California Regional Water Quality Control Board, Region 2
- State Water Resources Control Board – Division of Drinking Water #4
- Department of Alcoholic Beverage Control
- Native American Heritage Commission
- Napa County Planning, Building & Environmental Services Department
- Napa County Public Works Department
- Napa County Fire Department