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COUNTY RECORDER

Notice of Determination

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Hannah Spencer, Planner III, 707-253-4018, 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

State Clearing House Number: 2026040915

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 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, as approved by Napa County Planning Commission on June 3, 2026.

Project Applicant Name: Mark Schratz, (925) 785-3117

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

Project Representative: Land Use Planning Services, Attn: Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; jreddingaicp@comcast.net, (707) 815-0723.

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on June 3, 2026 and made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were 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

A handwritten signature in black ink, appearing to be 'Hannah Spencer', with a long, sweeping horizontal stroke extending to the right.

Signed by Lead Agency contact: Hannah Spencer, Planner III
Date: June 9, 2026