

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, June 3, 2026

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

District 1, Kara Brunzell (Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond (Vice-Chair)

District 5, Megan Dameron

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Planning Commission Meetings

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.napacounty.gov/DocumentCenter/View/40034/2026-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.

3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS AND RECOMMENDATIONS**

The Commission invites public comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF MINUTES**

The Clerk of the Commission requests approval of minutes from the regular meeting held on May 20, 2026.

[26-1209](#)

Attachments: [5-20-26 Minutes](#)

5. **AGENDA REVIEW**
6. **DISCLOSURES**

7. PUBLIC HEARING ITEMS

- A. MARK SCHRATZ / AXR NAPA VALLEY WINERY / USE PERMIT MAJOR MODIFICATION P22-00417-MOD, VARIANCE P26-00045-VAR, AND ADMINISTRATIVE VIEWSHED PERMIT P26-00044-VIEW [26-1123](#)

CEQA Status: Consideration and possible adoption of a Subsequent Mitigated Negative Declaration. According to the proposed Subsequent Mitigated Negative Declaration, the project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Aesthetics, Biological Resources, Cultural Resources, Transportation, and 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:

- 1) Approval of a Major Modification to Winery Use Permit Nos. P08-00099 and P04-0541 to allow construction of a new type I wine cave, conversion of the barrel storage building to a tasting room and the adjacent outdoor crush/tank pad to hospitality uses, conversion of the main residence (apartment) to winery 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.

The project is located on a 7.85-acre parcel zoned for Agricultural Watershed (AW) with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 3199 N. St. Helena Highway, St. Helena, CA 94574; APN: 022-080-025.

Staff Recommendation: Adopt the Initial Study/Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project and approve the Use Permit Major Modification No. P22-00417, Variance No. P26-00045, and Administrative Viewshed Permit No. P26-00044, as conditioned.

Staff Contact: Hannah Spencer, Planner III;
Hannah.spencer@countyofnapa.org, (707) 253-4018

Applicant Contact: Mark Schratz, 3199 N. St. Helena Highway, St.
Helena, CA 94574

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

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval and Final Agency
Memos](#)
[Attachment C Subsequent IS-MND](#)
[Attachment D 2005 Adopted MND P04-0541](#)
[Attachment E 2008 Adopted MND Addendum P08-00099](#)
[Attachment F Previous Project Conditions](#)
[Attachment G Application Forms and Narratives](#)
[Attachment H Water Availability Analysis](#)
[Attachment I Wastewater Analysis](#)
[Attachment J Biological Study ECP #01-222](#)
[Attachment K Historic Resources Evaluation](#)
[Attachment L Traffic Impact Study](#)
[Attachment M Cave Portal Visibility Analysis](#)
[Attachment N Graphics](#)
[Attachment O Public Comments](#)

8. ADMINISTRATIVE ITEMS

- A. Receive an informational presentation from the Planning Division of the Planning, Building, and Environmental Services (PBES) Department and the County Fire Marshal on the application and scope of the County's Viewshed Protection Program (NCC 18.106) and Defensible Space Ordinance (NCC 8.36). [26-1204](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JUNE 17, 2026 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 5/22/26 BY 2:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Clerk of the Commission