

“O”


Public Comments

AXR Napa Valley Winery Permit No. P22-00417-UP, P26-00045-VAR, & P26-00044-VIEW
Planning Commission Hearing – June 3, 2026

3211 St. Helena Highway North, St Helena, CA 94574

Kelli Cahill
Planner III – Planning Division

Napa County
Planning, Building & Environment Services Department
1195 Third Street
Napa, CA 94559


Received 
FEB 15 2024
Napa County Planning, Building &
Environmental Services

Dear Mrs. Cahill:

I'm writing this letter in support of the project currently being proposed by our neighbors at AXR Winery. We appreciate that they will preserve their beautiful historic property while at the same time improving the property.

My family and I own three properties adjacent to the AXR Winery. Access to our properties is directly through the winery. We think the owners of AXR have done a wonderful job with the winery; we think their wine is excellent, and we strongly support their future plans.

Thank you,

Signature: 

Date: 2/12/24

S. Osborn Erickson
3211 St. Helena Highway North
St. Helena, CA 94574
Telephone Number: (415) 377-0082

From: [MeetingClerk](#)
To: [Spencer, Hannah](#)
Subject: FW: Napa County - Notice of Public Hearing
Date: Thursday, April 30, 2026 1:06:25 PM

From: RICHARD W SVENDSEN <rsvensen@sbcglobal.net>
Sent: Thursday, April 30, 2026 1:02 PM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County - Notice of Public Hearing

[External Email - Use Caution]

An absolute MO!
Sent from my iPhone

On Apr 30, 2026, at 7:31 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

AXR NAPA VALLEY WINERY USE PERMIT MAJOR MODIFICATION, VARIANCE AND ADMINISTRATIVE VIEWSHED – P22-00417-MOD, P26-00045-VAR, P26-00044-VIEW

<image002.png>

Napa County - Meeting Clerk - AR
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

<P22-00417 PC-MND Public Hearing Notice.pdf>

Jeff,

Please see the email we received today from our neighbor whose property is nearest our vineyard to the south.

Parcel # 022-080-020-000, 3169 St Helena Hwy N, St Helena, CA 94574

Don Van Laeken

Owner

axr napa valley

estate | 707-302-8181

mobile | 925-699-1123

3199 st. helena hwy. n.

st. helena, ca 94574

[#livefullyaxr](#)

website | <http://www.axrnapavalley.com>

instagram | <https://www.instagram.com/axrnapavalley>

estate tour | <https://vimeo.com/767104115>

the story | <https://vimeo.com/715004752>

From: karthikeyan samynathan <ksamynathan@mac.com>

Subject: Re: AXR Napa Valley request

Date: September 24, 2025 at 11:34:39 AM PDT

To: Mark Schratz <mark@axrnapavalley.com>

I have zero issues with noise. Please let me know if I need to send them a letter directly!

Thanks

From: [Tom Winkle](#)
To: [Spencer, Hannah](#)
Cc: [Tom Winkle](#)
Subject: AXR Napa Valley Winery - Major Use Permit Modification, Variance, and Viewshed CEQA Filing
Date: Tuesday, April 21, 2026 11:08:30 AM

[External Email - Use Caution]

Hello Hannah,

My team notified me of a recent CEQA filing associated with your organization and wanted to reach out directly in case our services could be of assistance.

For organizations responsible for environmental compliance and site management, efficiency and continuity are critical. Our company operates as a full-service environmental consultant and remediation contractor, providing both site assessment and remediation services under a single team.

Unlike firms that provide assessment and advisory services only, we both evaluate sites and carry out the remediation. This integrated approach reduces handoffs, limits re-scoping, and often results in tighter schedules and more controlled costs, particularly when coordinating with RWQCB, DTSC, or local oversight programs.

FREY Environmental supports Phase I and Phase II environmental site assessments, petroleum and non-petroleum remediation, and regulatory closure activities. We have supported sites across California for decades and have successfully closed thousands of cases statewide.

If you are already working with a consultant, we are also available to provide a second opinion or a comparative scope and cost review, which often identifies opportunities to streamline scope and reduce overall project cost.

A brief conversation would allow us to align on how FREY Environmental can support your current or ongoing environmental needs. Please feel free to share availability if it would be useful to connect.

Regards,

Tom

FREY Environmental, Inc.

*2817 A Lafayette Avenue
Newport Beach, CA 92663*

*1336 Brommer Street, Ste. A-6
Santa Cruz, CA 95062*

Cell: (949) 422-7935 (preferred)
TomWinkle@freyinc.com

3211 St. Helena Highway North, St Helena, CA 94574

Hannah Spencer
Planner III – Planning Division

Napa County
Planning, Building & Environment Services Department
1195 Third Street
Napa, CA 94559

Dear Ms. Spencer:

I'm writing this letter in support of the project currently being proposed by our neighbors at AXR Winery. We appreciate that they will preserve their beautiful historic property while at the same time improving the property.

My family and I own three properties adjacent to the AXR Winery. Access to our properties is directly through the winery. We think the owners of AXR have done a wonderful job with the winery; we think their wine is excellent, and we strongly support their future plans.

Thank you,

Signature: 

Date: 5/5/2026

S. Osborn Erickson
3211 St. Helena Highway North
St. Helena, CA 94574
Telephone Number: (415) 377-0082

Received
MAY 08 2026
Napa County Planning & Environmental Services
M.C.

May 21, 2026


Dear Ms. Spencer,

We are writing in support of the project proposed by our neighbors at AXR Napa Valley.

As nearby neighbors on Ehlers Lane, we appreciate the thoughtful approach AXR has taken in balancing improvements to the property while maintaining the historic character and integrity of the estate. After reviewing the proposed plans and speaking with the team, we feel the project has been carefully considered and designed in a manner that is respectful to the surrounding neighborhood and community.

We support the project as proposed and have no objections to its approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Torey and Dave Battuello', with a long horizontal flourish extending to the right.

Torey and Dave Battuello
3350 Ehlers Lane
St Helena, Ca. 94574
707.888.1320