Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

Agenda

Wednesday, August 6, 2025
9:00 AM

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

Planning Commission

District 1, Kara Brunzell (Vice-Chair)
District 2, Walter Brooks
District 3, Molly Moran Williams
District 4, Pete Richmond
District 5, Megan Dameron (Chair)

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.countyofnapa.org/DocumentCenter/View/35930/2025-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. CITIZEN COMMENTS AND RECOMMENDATIONS

The Commission invites Citizen 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 request approval of Minutes for the meeting held on:
July 16, 2025 (All Commissioners present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. SHEA ROUDA / GATEWAY 24 NAPA, NEW WINERY / USE PERMIT NO. P24-00134-UP **25-856**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological and Cultural Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 250,000 gallon per year winery in a 54,790 sq. ft one-story building with fifty-five (55) parking spaces. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The request also includes a variation to the development standards of the Napa Valley Business Park Specific Plan (NVBPSP). The project is proposed on a 4.33-acre site on the east side of Gateway Road East and the south side of Sheehy Creek, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN 057-200-039.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Wendy Atkins (707) 259-8757, or wendy.atkins@countyofnapa.org

Applicant/Owner: Shea Rouda, Gateway 24 Napa LLC: (614) 502-1456, or srouda@phelandevco.com

Attachments:
Attachment A - Recommended Findings
Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos
Attachment C - Initial StudyMitigated Negative Declaration and MMRP
Attachment D - Use Permit Application Packet
Attachment E - Sewer Feasibility Report
Attachment F - Stormwater Control Plan
Attachment G - Biology Study
Attachment H - Graphics
Attachment I - NVBPSP Area Wineries
Attachment J - Correspondence
K - Change Memorandum (added after initial agenda posting).pdf

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE AUGUST 20, 2025 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 7/25/2025 BY 12:00 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

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org

Main: (707) 253-4580

Planning Commission | **Agenda Date:** 8/6/2025 | **File ID #:** 25-856

TO: Napa County Planning Commission

FROM: Brian D. Bordona - Director of Planning, Building and Environmental Services

REPORT BY: Wendy Atkins - Planner II

SUBJECT: Gateway 24 Napa, New Winery Use Permit, P24-00134

RECOMMENDATION

SHEA ROUDA / GATEWAY 24 NAPA, NEW WINERY / USE PERMIT NO. P24-00134-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological and Cultural Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 250,000 gallon per year winery in a 54,790 sq. ft one-story building with fifty-five (55) parking spaces. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The request also includes a variation to the development standards of the Napa Valley Business Park Specific Plan (NVBPSP). The project is proposed on a 4.33-acre site on the east side of Gateway Road East and the south side of Sheehy Creek, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN 057-200-039.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.

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Applicant/Owner: Shea Rouda, Gateway 24 Napa LLC: (614) 502-1456, or srouda@phelandevco.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the

Gateway 24 Winery based on findings 1-6 of Attachment A; and

2. Approve Use Permit P24-00134-UP including a variation to development standards, based on findings 7-14 of Attachment A, and subject to the conditions of approval (Attachment B).

Discussion:

The project consists of a request to construct a 54,790 sq. ft. building for a new winery with an annual production capacity of 250,000 gallons. The building includes areas for wine production, storage, and office. The site plan shows parking consistent with Code requirements. The request also includes construction of a new driveway on Gateway Road East, hours of operation from 6 a.m. to 8 p.m., Monday through Sunday, and six full-time employees during non-harvest and 15 full-time employees during harvest. Wineries within the Napa Valley Business Park Specific Plan (NVBPSP) are not subject to the Winery Definition Ordinance, and no retail/tourist elements are proposed. The project is compatible in design and operation with other projects located in the NVBPSP area and staff supports grant of the use permit, subject to the recommended conditions of approval. The request also includes a variation to the development standards of the NVBPSP and IP zoning district to increase building height from 35-feet to a maximum of 45-feet.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological and Cultural Resources unless mitigation measures are adopted. In accordance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the initial proposed IS/MND to the State Clearinghouse for a 30-day review period beginning on July 3, 2025, and running through August 1, 2025 (SCH #SCH2025060897). In addition, Napa County circulated a Notice of Intent to adopt the initial proposed IS/MND to interested agencies and individuals. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Gateway 24 Napa LLC, Attn: Shea Rouda, 220 Montgomery Street, Suite 315, San

Francisco, CA 94104

Zoning: IP:AC (Industrial Park: Airport Compatibility Combination)

General Plan Designation: Industrial

Filed: May 24, 2024; Resubmittals: September 10, 2024, December 5, 2024, March 17, 2025; Application

Complete: April 16, 2025

Parcel Size: 4.33 acres.

Proposed Building Size: 54,790 sq. ft.

Proposed Production Capacity: 250,000 gallons per year.

Number of Employees: The facility is expected to employ six full-time employees during non-harvest and15 full-time employees during harvest.

Winery Visitation: None proposed.

Winery Marketing Program: None proposed.

Hours of Operation: Seven days a week from 6 a.m. to 8 p.m.

Proposed Parking: Fifty-five (55) parking spaces, including four (4) accessible spaces and three (3) electric vehicle charging stations.

Airport Compatibility: Zone D1 - Inner Traffic Pattern Zone - aircraft typically at or below 1,000-foot traffic pattern. Wineries, warehousing, distribution, office and light industrial uses are normally compatible with this zone. There should also be no more than 1,200 people per acre inside the building and outside. All aspects of the development have been designed to comply with these limitations.

Adjacent Zoning / Land Use:

North: IP:AC - Across Sheehy Creek to the north is an approved and constructed 105,099 sq. ft. multi-building self-storage facility on a 7.38-acre property.

South: IP:AC - Adjoining the project site to the south is an approved and constructed 32,521 sq. ft. light industrial building on a 2.23-acre property.

East: IP:AC - Across S.R. 29 to the east is an approved and constructed 23,000 sq. ft. warehouse building on a 1.56-acre site.

West: IP:AC - Adjoining the project site to the west is an approved and constructed 86,393 sq. ft. winery building on a 3.36-acre site.

Parcel History/Setting:

The site is vacant and is relatively flat with gentle slopes ranging from 0 to 5 percent from northwest to southeast. Grade elevations on the site range from approximately 45 feet to 60 feet above mean sea level from northwest to southeast. The northern boundary of the site is located to the north of Sheehy Creek. The site includes ruderal grasses, bushes, and riparian woodland areas along Sheehy Creek, which were planted as part of the creek restoration project. There is also a paved pathway located along the top of the bank of Sheehy Creek. Adjoining streets and public improvements have been completed, including street paving, curb, gutter, and public utilities when improvements were installed for the Gateway Business Park (NVBP).

On January 18, 2012, the Planning Commission approved Use Permit P08-00555-UP for a 67,930 sq. ft. three-story office building. The Use Permit expired on January 18, 2014.

Active Code Compliance Violations:

There are no open or pending code violations for the subject site.

Attachment I provides a list of 21 wineries/production facilities operating, approved to operate, or pursuing approval to operate within the NVBPSP area.

Discussion Points:

1. Building Design, Layout & Materials - Exterior building materials include concrete tilt-up wall panels with a multi-color paint scheme with heights of approximately 40 to 45 feet. The south facing elevation facing Gateway Road East is approximately 290 feet. The 290-foot wall section includes a formliner access panel in the center of the wall and a clear anodized storefront system at the southwest corner. The east facing elevation is approximately 255 feet and includes a formliner access panel in the center of the wall. The north facing elevation is approximately 135 feet. The west facing elevation is 254 feet and includes two at-grade loading doors at the northwest corner, seven dock doors, and a clear anodized storefront system at the southwest corner.

2. Building Height - The applicant is requesting a variation to development regulations of the NVBPSP to increase the building height from 35-feet to a maximum height of 45-feet. The intention of asking for a height increase is to create a more economically viable building. Additional height allows the building to service a greater number of tenants, ensuring the building remains occupied and avoids issues that come with building vacancy. The Federal Aviation Administration has provided a Determination of No Hazard to Air Navigation, dated March 4, 2025, indicating that the requested building height does not exceed obstruction standards and would not be a hazard to air navigation providing certain conditions are met. Further, the FAA has also determined that the use of a crane during construction activities would not be a hazard to air navigation as well, letter dated February 10, 2025. Both letters will be included as project conditions of approval. (see Attachment B).

3. Access - Access to the building is proposed from one new driveway on Gateway Road East. On-site drive aisles are designed to County standards and wrap around the building providing Fire Department and emergency vehicle access to all areas of the building. The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable as conditioned.

4. Parking - The NVBPSP requires one parking space per 1,000 sq. ft. for the first 20,000 sq. ft. of floor area and one parking space per 2,000 sq. ft. of floor area thereafter for storage/warehouse use. The specific plan also requires one parking space per 250 sq. ft. of floor area for office uses. Based on the preliminary floor plan of the proposed building, which includes approximately 49,790 sq. ft. of warehouse and 5,000 sq. ft. of office floor area, 55 parking spaces are required. The site plan includes 55 parking spaces consistent with Code requirements.

5. Building Setback/Landscaping - The NVBPSP requires a building setback with a 40-foot average, and a minimum of 25-feet (landscaped), from Gateway Road East and a 10-foot setback from property lines that do not adjoin a street. Properties that border S.R. 29 require a building setback with a 55-foot average, and a minimum of 45-feet (landscaped) from the right-of-way. The building is setback 64 feet from Gateway Road East, between 70 and 160 feet from the west property line, 81 feet from the east property line (S.R. 29), and between 106 and 152 feet from the north property line. Water quality detention and treatment basins, planted with water tolerant grasses, as well as shrubs and trees, are proposed along the street frontage within the landscape setback.

6. Sheehy Creek - As noted above, the northerly property line of the site runs along north side of the creek. In the late 1990s Sheehy Creek was realigned, enhanced and revegetated, including the portion of the creek adjoining the project site. There is an existing walking path along the south side of Sheehy Creek that was constructed as part of the creek restoration project that includes the planted riparian corridor. A conservation easement, measured 35-feet from the centerline of the creek on both sides of the creek, was recorded to further protect the creek and the enhanced/created riparian areas. Uses within the setback area are limited to habitat

restoration/mitigation, landscaping, pedestrian/bicycle improvements, storm-water retention/detention facilities or similar uses that do not adversely affect habitat value, wildlife movement or flood water storage. The project connects to the existing storm drain pipe in the existing storm drain easement that passes through the property. No improvements are proposed within the creek's conservation easement.

7. Zoning and Winery Definition Ordinance (WDO) - The site of the proposed winery is zoned IP:AC (Planned Industrial: Airport Compatibility) District. The intent of the IP District is to provide areas for modern, non-nuisance light industrial and office uses that are compatible both with each other and with adjoining non-industrial areas. Wineries are conditionally permitted uses in the IP District but should be operated in such a manner that does not compromise opportunities for light industrial and office development on proximate properties. Since the proposed winery would not operate within the County's AW (Agricultural Watershed) or AP (Agricultural Preserve) districts, the winery is not subject to the roadway setback, grape sourcing, and other requirements of County code Sections 18.104.200 through 18.104.250 (WDO). It is noted, however, that the accessory uses related to the winery (consisting of the office) aggregate to 5,000 sq. ft. of the floor area which is just over 0.91 percent of the total indoor production area of the winery and is consistent with the intent of the limitation on accessory uses as established in County Code Section 18.104.200.

8. Public Utilities - Water services will be provided by the City of American Canyon and will be required to meet the City's Zero Water Footprint (ZWF) Policy, which may include contributing to the City's water conservation fund. Sewer services will be provided by Napa Sanitation District (NSD). The applicant will also connect to NSD's recycled water system for irrigation. Both agencies have indicated that there is capacity to serve the proposed winery and have issued will-serve letters.

9. Greenhouse Gas Reduction Strategies - The County requires project applicants to consider methods to reduce Green House (GHG) emissions consistent with the Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices Checklist for Development Projects, which is attached to this report as Attachment D. The applicant intends to implement the following GHG reduction methods at the winery: installing energy conserving lighting, installing bicycle incentives, connecting to recycled water, installing water efficient fixtures, implementing low-impact development, installing a water efficient landscape, installation of electrical vehicle charging stations, the site is accessible to public transit, limiting the amount of grading and tree removal, and use of recycled materials.

Public Comments:

As of the date of this staff report (July 23, 2025) two comments have been received regarding this proposed winery development project (Attachment J). One comment letter from CDFW and one comment in opposition of the project. The Initial Study/Mitigated Negative Declaration was revised to reflect recommendations from CDFW. Two modifications were made: 1) added language to Section 11 related to a CESA Incidental Take Permit (ITP) and; 2) added language to Mitigation Measure BIO-2, related to Swainson Hawk foraging habitat. Per CEQA code section 15073.5 the revised Initial Study/Mitigated Negative Declaration did not require recirculation. Changes are shown in strikethrough and underline.

Decision Making options:

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options include the following:

Option 1 - Approve Applicant's Proposal with Project Specific Conditions of Approval (staff recommendation)

Discussion - This option would result in approval of the proposed 250,000 gallon per year winery. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations. Furthermore, this option has been analyzed for its environmental impacts, which were found to be less than significant as mitigated.

Action Required - Follow the proposed action listed in the Executive Summary.

Option 2 - Reduced Project Alternative

Discussion - Although development in the business park area generally does not lend itself to reduced project alternatives such as floor area reductions, and/or restrictions on the number of employees, hours of operation or business operations, this option would reduce the scope of the project via reduced production.

Action Required - Follow proposed action listed in the Executive Summary and amend scope and project

specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required, the item will need to be continued to a future date.

Option 3 - Deny Proposed Use Permit Modification

Discussion - In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit or consistency with the General Plan, Commissioners should articulate what aspect(s) of the project is in conflict with required findings or General Plan, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Action Required - Commission should articulate the aspect(s) of the project in conflict with required findings or General Plan policies and either take action to deny the project or, if needed, remand the matter to staff for preparation of required findings to return to the Commission on a specified date.

Option 4 - Continuance Option

Discussion - The Commission may continue an item to a future hearing date at its own discretion.

Supporting Documents

A. Recommended Findings

B. Recommended Conditions of Approval and Final Agency Approval Memos

C. Initial Study/Mitigated Negative Declaration and MMRP

D. Use Permit Application Packet

E. Sewer Feasibility Report

F. Stormwater Control Plan

G. Biology Study

H. Graphics

I. NVBPSP Area Wineries

J. Correspondence

“A”

Recommended Findings

PLANNING COMMISSION HEARING – AUGUST 6, 2025
RECOMMENDED FINDINGS

Gateway 24 New Winery Use Permit Application Number P24-00134
Located at the Terminus of Gateway Road East Bordered by Hwy 29 to the East, and Sheehy Creek to the North
APN 057-200-039

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. The Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Negative Declaration and the proposed project.

2. The Mitigated Negative Declaration is based on independent judgment exercised by the Commission.

3. The Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.

4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.

5. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services, 1195 Third Street, Room 210, Napa, California.

6. Considering the record as a whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

PLANNING AND ZONING ANALYSIS:

USE PERMIT: The following findings must be made in order to approve the use permit:

The Commission has reviewed the use permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

7. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

   Analysis: The project is consistent with the 1986 Napa Valley Business Park Specific Plan and is consistent with the Industrial Park: Airport Compatibility Combining (IP:AC) zoning district regulations which permit wineries, warehousing/storage and office uses

upon grant of a use permit. The project site is located in Zone D1 of the Airport Land Use Compatibility Plan which also allows the proposed uses.

8. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

   Analysis: The use permit application has been filed and noticed and public hearing requirements have been met. The hearing notice and intent to adopt a Mitigated Negative Declaration were posted on July 3, 2025, and copies were forwarded to property owners within 1,000 feet of the subject property and all other interested parties. The public comment period ran from July 6, 2025, through August 5, 2025.

9. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

   Analysis: Granting the Use Permit for the project as proposed and conditioned will not adversely affect the health, safety or welfare of the County. Various County divisions and departments have reviewed the project and commented regarding grading, drainage, access, parking, building permits, and fire protection. The City of American Canyon and the Napa Sanitation District have agreed to provide public water and sewer service, respectively. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

10. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and the Napa Valley Business Park Specific Plan.

    Analysis: Compliance with the Zoning Ordinance

    The proposed use is consistent with the Industrial Park: Airport Compatibility Combination (IP:AC) zoning district regulations, as conditioned, including setbacks, landscaping, parking requirements, lot coverage and floor area ratio.

    Analysis: Compliance with the General Plan and Napa Valley Business Park Specific Plan

    The General Plan designates the airport area for industrial development. The project site is located within the General Plan land use designation Industrial and within the Business/Industrial Park designation of the 1986 Napa Valley Business Park Specific Plan (NVBPSP) which allow the proposed use. The project site is also within Compatibility Zone D1 of the Napa County Airport Land Use Compatibility Plan, which also allows the proposed use.

    The goals and objectives of the NVBPSP are to provide a specific plan which recognizes the economic importance to the County and region of the business park and responds to the area's identification in the General Plan as the principal County location for industrial development. The area is intended to provide for a mix of industrial development which is responsive to County desires, anticipated market demands, and landowner intentions.

According to the NVBPSP land use policies, the Business/Industrial Park designation is intended to provide exclusively for modern, well-planned, non-nuisance light industrial and business park uses which are compatible with each other, the airport, the S.R. 29 corridor, and surrounding open space uses.

The goals established by the General Plan are to plan for agriculture and related activities as the primary land use in Napa County and to plan for industrial land uses in locations that are compatible with adjacent uses and agriculture. Overall, the project was evaluated and found to be consistent with General Plan policies concerning industrial land uses (listed separately below at the conclusion of these findings). The proposal was reviewed for consistency with the NVBPSP. The proposed use is consistent with the goals, requirements, standards and policies in the General Plan, the NVBPSP, and the Airport Land Use Compatibility Plan.

11. The proposed use will not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County.

Analysis: The City of American Canyon will provide water service and the Napa Sanitation District will provide sewer service. “Will serve” letters have been issued by both jurisdictions indicating that they have adequate capacity to serve the project.

VARIATION TO DEVELOPMENT STANDARDS:

The Commission has reviewed the request for a variation request to development standards to increase the building height from 35-feet to a maximum of 45-feet in accordance with the requirements of Napa County Code Section 18.40.250, and makes the following findings:

12. The proposed modifications comply with the variation procedure requirements of Napa County Code Section 18.40.250.

Analysis: Since this project site is located within the Industrial Park zoning district and Napa Valley Business Park Specific Plan area, Section 18.40.250 of the Napa County Code applies. The proposed use permit has been processed in accordance with the requirements of that section, and the proposed variation meets the following findings specified in the Zoning Ordinance:

a. The development plan results in a project that is superior in terms of design and environmental impacts when compared to a project processed under the development standards specified by this chapter.

The Industrial Park zoning district allows a wide variety of warehousing, light industrial, manufacturing, and office uses. This project consists of a wine production facility with warehousing/distribution and ancillary office areas conducted within the building. The Land Use Element of the NVBPSP includes standards for the development of industrially zoned land in the airport area including landscaping, setbacks, parking requirements, and numerous other regulations. The NVBPSP also states that, "where appropriate, these guidelines may be modified... where the proposed modification... will provide superior

overall aesthetic, environmental, and/or economic benefit (sic) than the minimum development standards."

This application includes a request to increase the building height from 35-feet to a maximum height of 45-feet. The intention of asking for a height variance is to create a more economically viable building. Additional height allows the building to service a greater number of tenants, ensuring the building remains occupied and avoids issues that come with building vacancy.

The uses proposed here (wine production facility) would not be detrimental to workers in the area and will be conducted generally within the building.

b. The development plan results in a cohesive design and treatment of the site, including architecture, landscaping, signage and lighting.

The project has a high-quality design indicative of Business Park standards with high quality architecture, landscaping, signage and lighting.

c. The orientation and location of buildings, structures, open space and other features of the site plan protect and enhance existing natural resources or site features including significant existing vegetation and maintain and enhance existing views from and through the site.

The site is visible from both Gateway Road East and S.R. 29. As mentioned above, the architecture of the buildings is consistent with the more stringent design criteria of the business park as opposed to lessor design criteria for development on General Industrially zoned land. Outside of Sheehy Creek the site has no other natural features and is located in a predominately developed portion of the business park. The project will be adding new landscaping to the site which will enhance the appearance of the property.

d. The overall project is consistent with the intent, purpose and applicable standards of the Napa Valley Business Park Specific Plan.

The Specific Plan seeks to promote business park and light industrial uses and has designated this area for development for since the 1980's. Except for the requested variation to development standards, the proposed project is consistent with the NVBPSP.

e. The site plan minimizes the effect of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances, exit drives and walkways; through the adequate provision of off-street parking and loading facilities; through an adequate circulation pattern within the boundaries of the development; and through the surfacing and lighting of off-street parking facilities.

The project is generally a low traffic generator when compared to other allowed business park/light industrial uses such as office complexes, research and development facilities, and other high employee-based businesses. The parking proposed for the development is more than adequate based on the parking requirement of the NVBPSP as well as the expected number of employees. The proposed on-site circulation drive provides access to

all points of the building. Access points/curb cuts have been provided to the property as part of the improvements for this area of the NVBPSP.

f. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicyclists including covered parking for bicycles and motorcycles where appropriate. Public transit stops and facilities shall be accommodated as appropriate and other incentive provisions considered which encourage non-automotive travel.

The project complies with all standards for alternative transportation. There is an existing walking path along the south side of Sheehy Creek that was constructed as part of the creek restoration project that includes the planted riparian corridor and provisions for on-site bicycle parking are required as a standard condition of approval. New public sidewalks will connect to existing sidewalks along the street frontage.

g. The site shall provide open space and landscaping which complement buildings and structures. Said open space shall be provided in a manner so as to be useful to residents, employees, or other visitors to the site. Landscaping shall be used to separate and/or screen service and storage areas, separate and/or screen parking areas from other areas, break up expanses of paved area, and define open space for usability and privacy.

The project has landscaping that meets minimum requirements and is indicative of other upscale development in the business park. The increase the building height from 35-feet to a maximum height of 45-feet is offset by the protection of the Sheehy Creek conservation easement. The riparian area along the creek provides vegetation that provides critical natural habitat. New landscape materials have been proposed that complement the design of the building and the surrounding environs along the 64-foot front setback to Gateway Road East.

h. Design of the site plan and proposed structures shall respect design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious and materials and colors which blend with elements of the site plan and surrounding areas. Location of structures shall take into account maintenance of view. Rooftop mechanical equipment shall be incorporated into the roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic control devices, transformer vaults and electrical meters shall be accessible and screened.

The design of the project generally exceeds the design standards of the Industrial Park zoning district and represents an example of high-quality development for the business park area.

i. Signs, lighting fixtures, landscape improvements and similar common area features shall complement the site plan and avoid dominating the site and/or existing buildings on the site or overwhelming the building or structures to which they are attached. Multiple signs on a given site shall be of a consistent design theme.

Signage, landscaping and lighting for the project will be consistent with the Napa Valley Business Park Specific Plan requirements and in keeping with County expectations of such improvements established in the business park area.

j. Provisions have been made for the permanent use and maintenance of parking areas and other common area fixtures used jointly by owners of the parcels included within the development plan. (Ord. 1234 §10, 2004)

Although there are no common areas, the property owner will be responsible and will be expected to meet all obligations related to maintenance of features such as landscaping, parking and other improvements.

13. The proposed modifications, considered together with the site specific mitigation measures and restoration where necessary, will provide superior overall aesthetic, environmental, and/or economic benefit that the minimum development standards set forth in the Specific Plan.

Analysis: County staff believes the variation request holds merit and supports the request. All potential environmental impacts have been addressed in the initial study/mitigated negative declaration and have been appropriately mitigated. The design of the project meets or exceeds the design requirements of the Napa Valley Business Park Specific Plan resulting in an aesthetically superior and economically viable project than could be required if the height increase was not sought.

14. The proposed modifications are consistent with applicable airport safety regulations.

Analysis: The proposed modification pertains to an increase in building height requirements. A Federal Aviation Administration Determination of No Hazard to Air Navigation has been provided (Attachment B), which revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided that a FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the constriction reaches its greatest height.

General Plan policies:

Policy AG/LU-37: The County will locate industrial areas adjacent to major transportation facilities. Necessary utilities and services, including child care centers, will be planned to meet the needs of the industrially zoned areas.

Policy AG/LU-38: The Airport Industrial Area Specific Plan (AIASP) was adopted in 1986 to set forth detailed land use and circulation standards, capital improvement requirements, associated financing, and improvement sequencing measures, as well as necessary supporting policies and regulatory procedures for the industrial area near Napa County Airport. The AIASP, as amended, implements the General Plan in the Airport Industrial Area.

Policy AG/LU-39: The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of

the County Non-agriculturally oriented industry shall not be located on productive agricultural lands, but should be located in areas more suitable for industrial purposes.

Policy AG/LU-93: The County supports the continued concentration of industrial uses in the South County area as an alternative to the conversion of agricultural land for industrial use elsewhere in the county.

Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport.

Policy AG/LU-96: The Airport Industrial Area is planned for industrial and business/industrial park uses that support agriculture and meet industrial and business park needs consistent with the 1986 AIASP. In 2004, the AIASP was amended to recognize two hotels which were subsequently approved for construction. Further commercial uses in the area shall be limited to local-serving uses that support or serve the industrial and business park uses.

Policy CON-13: The County shall require that all discretionary residential, commercial, industrial, recreational, agricultural, and water development projects consider and address impacts to wildlife habitat and avoid impacts to fisheries and habitat supporting special-status species to the extent feasible. Where impacts to wildlife and special-status species cannot be avoided, projects shall include effective mitigation measures and management plans.

Policy CON-60.5: All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with the Bay Area Air District (BAAD) air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient

transportation. The County's land use policies also contribute to efforts to reduce air pollution.

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAD.

Policy E-10: Ancillary uses in the Airport Industrial Area shall be limited to locally-serving (i.e., business park supporting) uses, with regard to both nature and extent, as specified in the AIASP.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:
1) Adequacy of water supply.
2) Site design for fire department access in and around structures.
3) Ability for a safe and efficient fire department response.
4) Traffic flow and ingress/egress for residents and emergency vehicles.
5) Site-specific built-in fire protection.
6) Potential impacts to emergency services and fire department response.

Policy SAF-26: Development proposals shall be reviewed with reference to the dam failure inundation maps in order to determine evacuation routes.

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

PLANNING COMMISSION HEARING – AUGUST 6, 2025
DRAFT RECOMMENDATED CONDITIONS OF APPROVAL

GATEWAY 24 NEW WINERY
USE PERMIT APPLICATION NUMBER P24-0134
TERMINUS OF GATEWAY ROAD EAST BORDERED BY HWY 29 TO THE EAST AND SHEEHY CREEK TO THE NORTH
APN 057-200-039

This permit encompasses and shall be limited to the project commonly known as Gateway 24 New Winery Use Permit, located at the terminus of Gateway Road East bordered by Hwy 29 to the east, and Sheehy Creek to the north. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 Approval of a Use Permit for a 250,000 gallon per year winery including a to allow the following:

- a. construction of a 54,790 sq. ft one-story concrete tilt-up winery building for production, storage, and office areas;
- b. installation of a parking area with fifty-five (55) parking spaces, including four (4) accessible spaces and three (3) electric vehicle charging stations;
- d. construction of a new driveway on Gateway Road East;
- f. hours of operation (6 a.m. to 8 p.m. Monday through Sunday);
- g. six full-time employees during non-harvest and 15 full-time employees during harvest;
- h. connection to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

1.2 Approval of a variation to the development regulations of Napa Valley Business Park Specific Plan (NVBPSP) to increase the building height from 35-feet to a maximum of 45-feet.

The winery building shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.2 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 – 6:00pm). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street Standards. Parking shall be limited to approve parking spaces only and shall not occur along access or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

4.5 TENANCY CHANGE

a. Any future change of tenancy within the structure shall require administrative review and approval by the PBES Department prior to occupancy. The permittee shall provide the PBES Department with a written profile of the proposed tenant, including name, present address, phone number, description of proposed use, employees, a list of any hazardous materials, and any other information deemed necessary by the PBES Department. The permittee shall also provide a detailed floor plan of the entire structure identifying the location and square footage of all uses within the structure prior to any new tenancy.

b. Parking based on the use of the tenant/building shall be provided in compliance with the Napa Valley Business Park (NVBP) prior to issuance of a Final Certificate of Occupancy. Parking shall be provided in accordance with the NVBP upon any change of use and/or tenancy, subject to review and approval by the PBES Director. The installation of parking may be deferred until such time as building tenancy requires, subject to review and approval by the PBES Director. Additional landscaping shall be provided in place of any deferred parking spaces.

4.6 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.7 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized events allowed per COA No. 1.0 above.

4.8 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.9 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.

b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.

c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.10 NO TEMPORARY SIGNS
Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.11 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division operational conditions as stated in their Memorandum dated October 21, 2024.

b. Environmental Health Division operational conditions as stated in their Memorandum dated April 17, 2025.

c. Department of Public Works operational conditions as stated in their Memorandum dated October 29, 2024.

d. Fire Department operational conditions as stated in their Inter-Office Memo dated July 26, 2024.

e. City of American Canyon operational conditions as stated in their "will serve" letter dated November 15, 2024.

f. Napa Sanitation District "will serve" letter, dated April 4, 2025, and conditions of approval, dated June 25, 2024.

g. Federal Aviation Administration operational conditions as stated in their letters dated February 10, 2025, and March 4, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.12 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.13 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Winery Operations
   1. There shall be no tours and tastings or marketing events unless a modification to this use permit is approved by the County.
   2. Retail sales of wine shall be permitted as set forth in the County Code.
   3. Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.
   4. No winery facilities, or portions thereof, including, without limitation, any barrel storage areas, warehousing, or office space, shall not be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

b. Greenhouse Gas Best Management Practices

1. In conjunction with building permit application submittal, the Permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices measures submitted with the project application shall be addressed through project construction and/or implemented through business operations.
2. In conjunction with building permit application submittal, the Permittee shall not include natural gas appliances or natural gas plumbing within the building.
3. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CAL Green Tier 2.

4.14 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated October 21, 2024.

b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated April 17, 2025.

c. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated October 29, 2024.

d. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated July 26, 2024.

e. City of American Canyon operational conditions as stated in their "will serve" letter dated November 15, 2024.

f. Napa Sanitation District "will serve" letter, dated April 4, 2025, and conditions of approval, dated June 25, 2024.

g. Federal Aviation Administration operational conditions as stated in their letters dated February 10, 2025, and March 4, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

d. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6 inch raised concrete curb. The irrigation

system shall utilize reclaimed water. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 feet, and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.

e. The irrigation system shall utilize reclaimed water when it is made available in the vicinity. Any undeveloped portion of the property shall be hydro-seeded or an approved equivalent and permanently maintained.

6.5 COLORS

Exterior finishes and colors of the building, roof, parking lot and walkways shall be subject to approval by the Planning Division in conjunction with building permit review and/or prior to painting. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

6.7 MECHANICAL EQUIPMENT

a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.

b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.

d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES

a. The permittee shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The PBES Director shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.

b. The permittee shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials generated by the development. These areas shall be located adjacent to trash enclosures when practical. All recyclable materials areas shall be accessible by collection vehicles. The PBES Director shall approve the design and location of each collection and loading area.

6.9 BICYCLE PARKING

Bicycle parking areas shall be provided at a ratio of one bicycle parking space for every 25 employees, as applicable. At least one bicycle parking space shall be provided.

6.10 CONSTRUCTION CRANES

Any crane used in the construction of the phases shall be lighted and have flags for improved visibility from aircraft; no crane shall exceed 80 feet in height without first obtaining the Federal Aviation Administration's express approval.

6.11 AIRCRAFT OVERFLIGHT EASEMENT

Upon building permit submittal, the permittee shall submit verification that an aircraft overflight easement has been recorded on the property that provides for the right of aircraft operation, overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke which could interfere with aircraft operations.

6.12 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of

numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.13 HISTORIC RESOURCES **[RESERVED]**

6.14 DEMOLITION ACTIVITIES **[RESERVED]**

6.15 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project.

a. Mitigation Measure BIO-2 – No more than two weeks prior to the commencement of ground-disturbing activities, a Qualified Biologist shall perform surveys for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW. Surveys will encompass individual turtles and nest sites. An additional survey shall occur no more than 48 hours prior to Project activities. If a pond turtle or nest site is detected at any time, CDFW shall be notified immediately. Survey results shall be submitted to CDFW and to Planning, Building & Environmental Services prior to construction activities. All western pond turtles observed on-site shall be avoided and allowed to leave the Project activity area of their own volition or may be relocated with prior written approval from CDFW. Any turtle nest sites shall be avoided with an appropriate buffer identified by a Qualified Biologist and accepted in writing by CDFW. [insert measure]

   Method of Monitoring: The permitted shall have a survey for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW completed no more than two weeks prior to the commencement of ground-disturbing activities. An additional survey shall occur no more than 48 hours prior to Project activities. The survey results shall be provided to the Napa County Planning, Building & Environmental Services.

   Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

   Mitigation Measure CUL-1 - Prior to ground disturbance activities on site, the project sponsor shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEA)] for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications

Standards for Archeology and the site protection manager for the Yoche Dehe Wintun Nation tribe. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do an who to contact if any potential cultural resources or tribal cultural resources are encountered. Furthermore, the project sponsor shall sign the Cultural Sensitivity Training Agreement submitted by the Yoche Dehe Wintun Nation and deliver copes to the Napa County Planning, Building, & Environmental Services Department for the administrative file.

Method of Monitoring: The project sponsor/permittee shall coordinate with the Yoche Dehe Wintun Nation to ensure that the WEAP is completed prior to any construction activities, including signing the Cultural Sensitivity Training Agreement. Verification that the WEAP has been conducted shall be provided to the Napa County Planning, Building & Environmental Services Department. In the event any previously undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with condition of approval 7.2 Archeological Finding.

Responsible Agency(ies): Planning Division

6.16 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.17 FINAL MAPS **[RESERVED]**

6.18 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Temporary construction fencing shall be placed along the Sheehy Creek conservation easement prior to any earth disturbing activities. The location of the fencing shall be identified on the construction site plan and Civil drawings submitted for building permit review. The fencing may be temporarily removed during construction of the stormdrain outfall into Sheehy Creek.

b. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within the new building.

c. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

d. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Use Permit application shall be addressed through project construction and/or implemented through winery operation.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

d. STORM WATER CONTROL
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING
In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels

permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

Mitigation Measure BIO-1 - Swainson Hawk: If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Method of Monitoring: The permittee shall have a Swainson's hawk nesting survey completed prior to any construction activities scheduled to

occur on the site from March 1 through September 30. The survey shall also be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline). The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services. In the event If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.
Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

b. Mitigation Measure BIO-3 – If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found; Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established;

Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

Method of Monitoring: The permittee shall have a preconstruction nesting bird survey completed prior to any construction activities scheduled to occur on the site from February 15 through August 31. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found. Establish a clearly marked no-disturbance buffer around the nest site. The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services.
Following the "clear and Grub" of the project site, and prior to the commencement of project-related trenching or grading, an Archaeologist who meets the Secretary or the Interior's Professional Qualifications Standards for archaeology conduct an updated survey. This shall be followed by Worker Environmental Awareness Program WEAP training for archaeological resources to be given to all construction personnel directly involved with project-related ground disturbance. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may found within the project site, and procedures to be followed in the event such resources are encountered.

Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

c. Mitigation Measure BIO-4: A qualified biologist shall conduct a habitat assessment and surveys for wintering burrowing owls prior to construction if construction starts during the burrowing wintering season (September 1 to January 31) Surveys shall be conducted if warranted based on the habitat assessment. The habitat assessment and surveys shall follow the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds) and the qualified biologist shall prepare a report documenting the survey results. The habitat assessment and surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 meters (1,640 feet) around the Project site pursuant to the above methodology. Habitat assessments and surveys shall occur each year of Project construction, as conditions may change annually and suitable refugia for

burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.

Surveys for non-breeding burrowing owls shall be spread over four visits during the nonbreeding season (i.e., wintering), September 1 to January 31. Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 meters (1,640 feet). Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.

If take of burrowing owl (BUOW) cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities commence. Take is likely to occur and the Project shall obtain an ITP if: 1) BUOW surveys of the Project site detect BUOW occupancy of burrows or burrow surrogates, or 2) there is sign of BUOW occupancy on the Project site within the past three years and habitat has not had any substantial change that would make it no longer suitable within the past three years. Occupancy means a site that is assumed occupied if at least one BUOW has been observed occupying a burrow or burrow surrogate within the last three years. Occupancy of suitable BUOW habitat may also be indicated by BUOW sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. If BUOW, or their burrows or burrow surrogates, are detected within 500 meters (1,640 feet) of the Project site during BUOW surveys, but not on the Project site, the Project shall consult with CDFW to determine if avoidance is feasible, or an ITP is warranted and shall obtain an ITP if deemed necessary by CDFW.

Method of Monitoring: The permittee shall have a wintering burrowing owl survey completed prior to any construction activities scheduled to occur on the site from September 1 through January 31. The survey results shall be provided to the Napa County Planning, Building and Environmental Services. In the event any burrowing owls are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods and consultation will be sought with CDFW to develop appropriate measures to reduce potential impacts to burrowing owls which may include preservation of potential foraging habitat.

Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

a. Prior to initial ground disturbance, the applicant shall enter into a Standard Monitoring Agreement (Agreement) with the Yocha Dehe Wintun Nation. The Agreement will ensure that a Tribal Cultural Advisor designated by the Tribe is onsite to oversee development and ground disturbance.

b. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), potholing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words "Tours and Tasting by Prior Appointment Only" to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code. **[Pre-WDO signs to be addressed specifically for each project.]**

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

Temporary construction fencing placed along the Sheehy Creek conservation easement shall be removed prior to final occupancy.

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Planning, Building & Environmental Services

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Brian D Bordona
Director

MEMORANDUM

To:	Trevor Hawkes, Planning	From:	Raulton Haye, Engineering
Date:	October 21, 2024	Re:	P24-00134 Napa Gateway 24 Winery APN: 057-200-039

The Engineering Division has reviewed the use permit application P24-00134 for the winery located on assessor's parcel number 057-200-039. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

1. The Existing Parcel is in the Airport Industrial Area

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land

preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

8. All improvements shall conform to the latest Napa County Airport Industrial Area Specific Plan.

9. Applicant shall pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.

10. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon.

PREREQUISITES DURING PROJECT CONSTRUCTION

11. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction**.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

12. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

13. Operations and Maintenance Agreement for post construction Stormwater facilities must be legally recorded.
14. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at Rauton.Haye@countyofnapa.org

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Brian Bordona
Director

MEMORANDUM

To:	Wendy Atkins, Project Planner	From:	Maureen S. Bown, Senior, Environmental Health Specialist
Date:	April 17, 2025	Re:	Use Permit – Devlin 24- Minor Modification (P16-00190, P17-00446) APN 057-250-006, #P24-00218

Environmental Health staff has reviewed an application requesting approval for a minor modification to increase the size of the structure previously approved, as described in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. All waste water lines of the proposed development must be connected to the Napa Sanitation District.

2. The proposed development must be connected to the City of American Canyon water system.

3. A plan for the hold and haul system must be submitted for review and approval if applicable prior to issuance of a building permit. The hold and haul plan must be designed in accordance with Napa County Code Title 13.

4. Complete plans and specifications for the future food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.

5. A permit to distribute food wholesale must be obtained from the State of California Department of Public Health, Food and Drug Branch for the future salumi processing.

6. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

During construction and/or prior to final occupancy being granted:

7. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

8. Obtain an annual operating permit for the hold and haul system if applicable.

Upon final occupancy and thereafter:

9. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to http://cers.calepa.ca.gov/ , and be approved by this Division within 30 days of said activities.

10. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

    Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

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Department of Public Works

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Steven Lederer
Director

MEMORANDUM

To:	PBES Staff	From:	Anna Vickroy, P.E., T.E., Traffic Engineering Staff Consultant
Date:	October 29, 2024	Re:	Gateway 24 Napa, P24-00134 **Conditions of Approval**

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to provide conditions of approval per County policies established for the Napa Valley Business Park related to the Use Permit Application #P24-00134 for the Gateway 24 Napa Project, located at Gateway Road East (APN 057-200-039-000) in Napa County, CA.

This Use Permit Application proposed to construct a 54,770 square foot structure for a 250,000 gallons-per-year winery. The facility is proposed to include wine production and warehouse/storage space, office space, laboratory space and an employee breakroom.

Existing Conditions

- The parcel is located at the north terminus of the cul-de-sac of Gateway Road East.
- The site is located within the boundaries of the Napa Valley Business Park Specific Plan.
- The site is undeveloped and exists as natural grasslands.

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P24-00134. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Building and Occupancy permits:

1. **Project Driveway**

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

2. **Street Frontage Improvements**

The project shall construct improvements along Gateway Road East fronting the property, such as but not limited to curbs and gutters, ADA ramps, utility call outs, traffic control devices such as signing and striping, consistent with the Napa Valley Business Park Specific Plan (NVBPSP) design standards for minor streets. Improvement plans shall be prepared by a Registered Civil Engineer, in compliance with the NVBPSP and the Napa County Road and Street Standards, for approval by the Department of Public Works, Road Commissioner. If needed, additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. Improvement plans and right-of-way dedication, if needed, shall be completed prior to issuance of any permits.

3. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

4. **Napa Valley Vine Trail Right-of-Way and Entitlements** The project shall provide necessary right-of-way and entitlements to the County of Napa per the recommendations of the Napa Valley Vine Trail, Napa Sanitation District Property Route Study, dated October, 17, 2016 and/or as modified by the Napa Valley Vine Trail Coalition.

5. Encroachment Permit Requirement

All new connections to a public right-of-way shall require an encroachment permit. An encroachment permit, with the associated fee deposit, will be required during the building permit phase. A complete plan set must be submitted with all **street frontage improvements required by the use permit, as well as utility work in the road and right-of-way.** Proposed landscaping must also be shown (trees in the right-of-way will not be approved). Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

6. Traffic Mitigation Fee Requirement

All new development, or expansion of existing development that will generate additional traffic, in the Napa Valley Business Park is required to pay a Traffic Mitigation Fee (TMF). The fees collected are used to fund the construction of new roads and intersection improvements in the area. **The applicant agreed to pay TMF based on the size of a shell/warehouse to get a Building Permit before construction. However, the applicant shall pay the balance of TMF based on trip generation by the proposed winery before issuance of Occupancy Permit.** Information on Encroachment Permits and TMF is available at our website:

http://www.countyofnapa.org/publicworks/roads/

7. Transportation Demand Management (TDM)

The applicant/permittee shall submit a Transportation Demand Management (TDM) Plan that will include measures to reduce vehicle trips, prior to issuance of a Building Permit. The measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities. Implementation and monitoring shall be included in the Final TDM Plan.

8. Bicycle Facilities

The project shall install secure long-term bicycle parking for use by employees. Bicycle parking should be provided per the County of Napa Municipal Code.

Please contact Ahsan Kazmi at **Ahsan.Kazmi@countyofnapa.org** or call (707) 259-8370 if you have questions or need additional information.

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	7/26/2024
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P24-00134
SUBJECT:	Gateway 24 Napa	**APN:**	057-200-039-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.

2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:

    1. Automatic fire-extinguishing systems
    2. Fire alarm and detection systems and related equipment
    3. Fire pumps and related equipment
    4. High-piled combustible storage
    5. Private fire hydrants

4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards

5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.

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Fire Marshal

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Conditions of Approval

6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.

8. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.

9. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.

10. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.

11. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.

12. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.

13. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

14. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.

15. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.

16. Provide 100 feet of defensible space around all structures.

17. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

18. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

Please note that the Conditions of Approval are determined solely by the Fire Marshal's review. Other County Departments or Divisions reviewing this application submission may have additional comments or information requests. For more detailed information on the Napa County Fire Marshal's Office Development Guidelines, please visit www.countyofnapa.org/firemarshal. If you have any further questions, please feel free to contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org.

CITY OF AMERICAN CANYON

November 15, 2024

Shea Rouda
Gateway 24 Napa, LLC
220 Montgomery St. #1069
San Francisco, CA 94014

SUBJECT: Request for Water Service "Will-Serve" Letter
Gateway 24 Napa, LLC Winery and Office Building
Gateway Road East, Napa, CA 94558
(APN 057-200-039)

Dear Mr. Rouda,

The City of American Canyon has received your request, as the Property Representative, for a Will-Serve Letter for water service to the property located on Gateway Road East (Assessor's Parcel Number 057-200-039, referred to herein as the "Property"). The 4.33-acre Property is subject to approval of a pending Use Permit, P24-00134 from Napa County's Planning, Building & Environmental Services Department, for the development of the property consisting of a 54,770 square-foot winery and office building with associated site improvements.

It is the City's understanding that the Property is located within its Extraterritorial Water Service Area[1] and that a Will-Serve Letter for water service to the Property is required prior to the County's approval of a Use Permit. In general, the City reviews the impacts of such requests for service taking into account the overall demand within its system and known supplies available to meet this demand.

The City's understanding of the current request is based on water demand estimates attached to the Will-Serve Application dated August 23, 2024. At present, the Property does not have any existing structures.

As Table 1 shows, the requested annualized Average Daily Demand (ADD) is 2,631 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 7,080 gal/day for the Property.

[1] As defined by Napa County Local Agency Formation Commission Policy 07-27.

Table 1 – Requested Average Day Demand

Average Daily Water Demand (ADD) in gallons per day:	
Domestic:	165 gpd
Irrigation:	0[2] gpd
Industrial:	2,466 gpd
Total:	2,631 gpd

Table 2 – Requested Maximum Day Demand

Maximum Daily Water Demand (MDD) in gallons per day:	
Domestic:	330 gpd
Irrigation:	0[2] gpd
Industrial:	6,750 gpd
Total:	7,080 gpd

The City's Zero Water Footprint (ZWF) Policy requires new developments to offset all of its water demands in order to prevent reduction in the reliability of existing water supplies or increases in water rates to existing customers. In light of the information submitted in the Application, the City has determined that the Property will not have a Zero Water Footprint because, once complete, the Property's proposed ADD (2,631) will be greater than the established baseline ADD (0 gpd). Because the Owner is requesting service greater than the established baseline demand, the Property will potentially reduce the reliability of existing water supplies and increase costs to existing customers. In accordance with this Policy, a more detailed Water Supply Report has been prepared and is attached hereto and made a part of this "Will-Serve" Letter. In order to comply with the ZWF Policy and offset the Property's demand, the applicant shall contribute to the City's ZWF Mitigation Fund, whereby the City will continue to undertake water conservation efforts to offset the requested ADD increase of 2,631 gpd. Such efforts will result in this Property achieving a net zero impact to the City's water system, therefore adhering to the ZWF Policy.

This Will-Serve Letter supersedes any other purported service commitments to the Property for any use. By way of this Will-Serve Letter, the City is offering to meet the water service demands shown in Tables 1 & 2. The City's offer is contingent upon the occurrence and/or satisfaction of the following conditions and the continued existence of the following described conditions:

[2] The project site is located within the Napa Sanitation District' (Napasan) recycled water service area.

1. Owner shall be subject to all City's rules and regulations, including all fees and charges.

2. At no cost to the City, the Owner shall construct all facilities necessary to serve the Property in accordance with all City standards.

3. As part of the application process, the owner/developer shall submit a Developer Deposit Project Setup Form and pay the required deposit of $2,000. The deposit will be retained and the owner will receive a monthly statement of charges for the cost of processing the application, including writing water service will-serve, plan review, and inspections. At the close of the project, the last statement will be deducted from the deposit and the remainder will be refunded to the owner.

4. The City has experienced potential reduction and/or curtailment of its primary sources of water supply during times of drought. When these reductions occur, the City's demands may exceed available supplies. In an effort to reduce this undesirable imbalance, the City is taking steps to reduce customer demands while also seeking to acquire additional supplies. The cost of these additional supplies is unknown at this time and is not included in the current City water rates. The City is considering implementing potential changes to its rate structure which would be applied in a uniform manner in order to acquire such supplies. The Owner agrees to waive any protest to changes to current City water rates necessary to acquire additional water supplies during their formulation, implementation, and review under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") as long as such changes are initiated during the term of this Will-Serve Water Supply Agreement or any extension thereof. Moreover, the Owner acknowledges that the City, during dry years, may be unable to meet the Property's water service demands and that its water service may be uniformly reduced and/or curtailed entirely. Owner further agrees to indemnify, defend, and hold harmless the City, its elected officials, officers, attorneys, employees, or agents for any and all damages or claims of damages stemming from such uniform reductions or curtailments that may occur as long as they are directly related to the City's provision for water to the Property.

5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4th 412, the County, as lead agency pursuant to CEQA, prior to approval of the Project must, at a minimum during its environmental review:

    a. Present sufficient facts to evaluate the pros and cons of supplying the water that the Project will need,

    b. Present analysis that assumes that all phases of the Project will be built and will need water and includes an analysis, to the extent reasonably possible, of the impacts of providing water to the entire project, and

c. Where it is impossible to determine that anticipated future water sources will be available, some discussion of possible replacement sources or alternatives to use of anticipated water and of the environmental consequences of those impacts must be presented.

6. The Owner agrees its financial obligation for water service is as follows:

   a. Monthly water service charges will be billed at the current rate (commercial rate of $7.54 per unit, 1 unit = 748 gal). At present, the estimated average monthly water service fee will be approximately $795.63[3], plus meter fees and any surcharges. Service charges will be billed at the rates in effect at the time of service and are subject to change.

   b. The water capacity fee for the Property will be $252,968.40[4] based on MDD of 7,080 gpd. Capacity fee will be adjusted based on fees in effect at the time of payment.

   c. The ZWF Mitigation (offset) cost for the Property is $24,286.15[5] in order to achieve compliance with the ZWF Policy.

   d. Capacity fee and mitigation funds are due and payable prior to issuance of a building permit.

7. The Property shall incorporate the following water conservation best management practices:

   - Dual plumb the building to receive recycled water for toilet flushing
   - Motion-sensor faucets
   - Use of recycled water for landscaping
   - On-demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
   - Education of employees regarding water conservation (offered in both English and Spanish)

8. The City reserves the right to audit the site's water demand as deemed necessary in order to verify that the Owner's water use is in accordance with this Will-Serve Letter.

9. Future changes to the Project with respect to the change in use or water demands shall require that a new Will-Serve Letter be issued.

This Will-Serve Letter will remain valid until November 30, 2026. The City reserves the right to further condition and/or deny the extension of water service if the

---

[3] Calculation: (2,631 gpd * $7.54/748 gal) x 30 days/month = $ 795.63/month

[4] Calculation: 7,080 gpd x $35.73/gpd = $252,968.40. This fee based on rates effective January 6, 2024, per Resolution 2023-82. Actual fee to be based on rates in effect at time of payment.

[5] Calculation: 2,631 gpd/65 gpd x $600 = $24,286.15

Project is different from that which presently proposed and authorized or if events out the City's control impact the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Owner or to any third party on behalf of the City. The City does not make determination as to land use entitlements required for the proposed project and the issuance of this Will-Serve Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development Property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will-Serve Letter becomes effective only upon the express acknowledgement and acceptance of the conditions set forth herein as demonstrated by the execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City.

Sincerely yours,

Erica Ahmann Smithies, P.E.
Public Works Director/City Engineer

cc: Jason Holley, City Manager
William Ross, City Attorney
Utility Billing

ACCEPTANCE
of
City's Conditional Offer of Water Service for

Gateway 24 Napa, LLC
Gateway Road East, Napa, CA 94558
(APN 057-200-039)

I, _____, _____,
(Print Name) (Print Title)

accept the conditions set forth in this communication.

_____ _____
(Signature) (Date)

EXHIBIT A

CITY OF AMERICAN CANYON
PUBLIC WORKS DEPARTMENT

City of American Canyon Will-Serve Application

Owner or Legal Representative's Name: Gateway 24 Napa LLC	**Date:** ~~January 8, 2024~~ August 23, 2024
Company or Legal Entity Name: Gateway 24 Napa LLC	**Applicant's Name:** SHEA ROUDA
Owner Address: 220 Montgomery St, San Francisco, CA 94104, #1069	**Applicant Email:** sroude@phelandevco.com
Owner Email: same as applicant	**Applicant Phone #:**
Owner Signature:	**Project Engineer:** Paul Schneider. P.E.
Project Name: Gateway 24 Napa	**Project Address:** Gateway Rd, Napa, CA
Project APN: 057-200-039-000	

Project Description:
54,770sf winery and office building, with associated parking, dock, and landscape improvements.

Permit Number: P24-00134	**Time of Operation**
Status of Environmental Clearance: Pending	hours/day: ~~12hrs/day~~ 14 hrs/day
Permit Status: Pending	days/week: 7 days/week
Land Use: Industrial	months/year: 12 months/yr
Property Zoning: IP:AC	
Lot Size (acres): 4.33ac	**Building Size (sqft) :** 54,770sf

Anticipated Potable Water Demand

Average Day Demand*	**Maximum (Peak) Day Demand***
Domestic (gpd): 165	Domestic (gpd): 330
Irrigation (gpd): 0gpd	Irrigation (gpd): 0gpd
Industrial (gpd): 2,466	Industrial (gpd): 6,750
Total: 2,631	**Total:** 7,080

***ATTACH CALCULATIONS AND REFERENCES USED**
Average Day Demand (ADD) shall be total demand for one year divided by three hundred sixty-five days/year.
Maximum Day Demand (MDD) shall be the largest single day's demand in a normal year.

Comments:
See above and attached for demand calculations.

Cost of Water Supply Report/Will-Serve Letters – The cost to process a Will-Serve application shall be fully borne by the applicant and will be based on the actual cost of staff time. If the City elects to use consultant services, the applicant shall pay the consultant's rate plus 15% for administrative overhead. An initial deposit of $2,000 shall be included at the time of application submission.

Owner & Applicant Acknowledgements and Notification

I declare under penalty of perjury that I am the owner of said property. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. I agree to pay all fees and recoverable costs for processing the application.

Property Owner Signature(s) _____ Date 8/23/24

I declare under penalty of perjury that I have the written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. I agree to pay all fees and recoverable costs due to the City for processing the application, whether it is approved, denied, or appealed.

Applicant Signature(s) _____ Date 8/23/24

Partnerships & Corporations

In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified.

Name	Address	Signature

Additional recipients of project correspondence

If you desire project correspondence and notice of meetings to be sent to parties other than the Applicant and Property Owner, please list their names, address and telephone numbers below.

Name	Address	Telephone number

Indemnification Agreement by Applicant

The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected officials, officers, employees, attorneys, representatives, boards, commissions, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other document, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, Water Supply Report, Will-Serve Letter or any other document or approval related to the applicant's project.

The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.

SHEA ROUDA
Applicant's printed name

Applicant's signature

8/23/24
Date

Rev. 5/1/18

SIEGFRIED

MEMORANDUM

To: Shea Rhoda

From: Paul Schneider, P.E.

Date: 9/6/2024

Re: **Napa Gateway**



I. Introduction

Our office has been retained to document the design and operational parameters for the proposed water system for the Gateway Building. This memo is to accompany the will serve application as justification for the water demands and annual usage.

II. Average Daily Demand (ADD)

The anticipated water demand is based on the following assumptions:

Domestic water use is based on the County of Napa domestic use table of 15 gpd per employee. The average number of employees onsite is 11. This yields an average domestic daily use of 165 gpd.

The building is intended to be utilized as a winery production facility that will utilize approximately 3.6 gallons of water to produce 1 gallon of wine. The facility is designed to produce 250,000 gallons of wine, therefore the annual water demand is 900,000 gallons. Approximately 45% or 405,000 gallons of the total demand occurs over a 60 day period and the balance throughout the remainder of the year. This places the ADD for the full year at 2,466 gpd (900,000 gallons/365 days).

The total water usage for the property is 2,631 gallons per day (gpd) as shown in Table A below:

Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
165	2,466	0	2,631

Stockton
3428 Brookside Rd.,
Stockton, CA 95219
t: 209.943.2021

San Jose
111 N. Market St., #300
San Jose, CA 95113
t: 408.754.2021

Sacramento
1164 National Dr., #20
Sacramento, CA 95825
t: 916.520.2777

Modesto
100 Sycamore Ave, #100
Modesto, CA 95354
t: 209.762.3580

III. Maximum Day Demand (MDD)

The MDD for domestic water according to American Canyon Municipal Code is ADD x 2.0, therefore the domestic MDD is 330 gpd. As stated in Section II the MDD for the industrial water is during the 60 day vintage production period where 405,000 gallons are required. This yields a MDD of 6,750 gpd (405,000 gallons/60 days) of industrial demand, the remaining days of the year will be lower at a MDD of 1,623 gpd (495,000 gallons/305 days). The anticipated total water MDD for the property is 7,080 gallons per day (gpd) as shown in Table B below:

Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
330	6,750	0	7,080

IV. Project Demand consistency with UWMP and ACMC 13.10

The City's 2010 Urban Water Management Plan (UWMP) assumes properties such as this one will have up to a maximum average daily demand of 675 gpd per acre. The American Canyon Municipal Code section 13.10 lowers this to 650 gpd per acre. As shown in Table C below the properties average daily demand (ADD) is less than the ACMC 13.10 limit of 650 gpd.

Parcel Size (ac)	UWMP (gpd/ac)	ACMC 13.10 (gpd/ac)	Property ADD (gpd/ac)
4.33	675	650	2,814

The allocated 2,814 gpd ADD per Table C is greater than the calculated water usage of 2,631 gpd ADD per Table A. The project therefore complies with the Zero-Water Footprint requirements and no demand offsets are required.

MEMORANDUM
Gateway
Napa, CA

SIEGFRIED

Exhibit A: Industrial Water Demand Estimate

Converter	Tons/Cases/Gallons of Wine (input blue number)			
	ENTER	Cases	Tons	Gallons of Finished Wine
Tons	1	63		150
Cases	22575	-	358.3	53729
Gallon finished Wine	250,000	105042	1667	-
Total WW/year	1650000	383403	6086	912500

105042	Cases/Year
63	Cases/Ton
2.38	Gal of Wine/Case
4	Gal of PW:Wine Ratio
45	% of Annual PW Used During Vintage
60	Days of Vintage
305	Days/Year
1.1	SF for Peak/Max Daily Flow

250000	**Total Finished Wine/Year**, in Gallons	
1000000	**Total PW/Year**, in Gallons	
450000	**Total Volume of Wastewater Generated During Vintage**, in Gallons	
7500	**Average Daily Wastewater Production During Vintage**, in Gallons	
1803	**Average Daily Wastewater Production During Rest of the Year**, in Gallons	
8250	**Peak Daily Flow During Vintage**, in Gallons	**(System Size Based On This Number)**
16500	**Recommended EQ Capacity (2-Day Minimum)**, in Gallons	

CITY OF AMERICAN CANYON

PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Gateway 24 Napa, LLC

Gateway Road East, Napa, CA 94558
Napa County Assessor's Parcel Number
APN 057-200-039

Prepared by:

Edison Bisnar
Development Services Engineer

Approved by:

_____ _____

Erica Ahmann Smithies, P.E. **Date**
Public Works Director/City Engineer

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PREFACE

This Water Supply Report (WSR) is prepared in response to a request received by the City of American Canyon for a new water service(s) and/or an expansion of existing water service(s). The intent of the WSR is to help inform the discretionary approval process undertaken in conjunction with the request. Chief among its purpose is to:

- Determine if the request is consistent with City ordinances, policies, and practices;
- Determine whether the City's water supply is sufficient to grant the request when compared to existing and other planned future uses, including agricultural and manufacturing uses; and
- To establish a water allocation for the property.

On October 23, 2007, the American Canyon City Council adopted the following definition as the basis for its Zero Water Footprint (ZWF) Policy:

> Zero Water Footprint – No loss of water service reliability or increase in water rates to the City of American Canyon's existing water service customers due to requested increase demand for water within the City's water service area.

The overarching intent of the ZWF Policy is to require all new development (residential or non-residential), or the expansion of existing commercial and industrial development, to mitigate all new water demands with "wet-water" offsets by one or more of the following options:

- Reducing existing potable water demands on-site
- Funding programs or constructing projects that would conserve an equivalent amount of water elsewhere within the water service area
- Funding of and/or constructing projects that would increase an equivalent amount of recycled water use elsewhere within the water service area where potable water is currently used.
- Purchase new water supplies from other water providers

SECTION 1.0 - REQUEST FOR SERVICE

1.1 - Property Description

The property is located on Gateway Road East (Assessor's Parcel Number: 57-200-039) on approximately 4.33 acres referred to herein as the "Property." The Property is zoned Industrial Park (IP) with Airport Compatibility (AC) and is located within the City's Extraterritorial Water Service Area (ETSA)[1].

1.2 - Project Description

The proposed project is to build a 54,770 square foot winery and office building with associated site improvements. Entitlements required include a Use Permit from Napa County (P24-00134) and Will-Serve Letters from the City (for potable domestic water service and fire service) and Napa Sanitation District (for sewer and recycled water)[2].

The project incorporates the following water conservation best management practices:

- Dual plumb the building to receive recycled water for toilet flushing
- Motion-sensor faucets
- Use of recycled water for landscaping
- On-demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
- Education of employees regarding water conservation (offered in both English and Spanish)

1.3 - Status of Existing Services

The property is currently vacant. The City has no record of historical potable water use at the property. No prior Will-Serve Letters have been issued by the City. The property is located within the Napa Sanitation District's (NSD) recycled water service area. Recycled water is available in the area.

1.4 - Will Serve Application

A Will-Serve Application dated August 23, 2024, was submitted by Shea Rouda, on behalf of the Owner, Gateway 24 Napa, LLC. The submitted application details the anticipated water demands for the Site. City Staff has reviewed the provided application and finds the estimate to be consistent with industry standards for similar uses.

---

[1] As defined by Napa County Local Agency Formation Commission Policy 07-27.

[2] The project site is located within the Napa Sanitation District's (Napasan) recycled water service area.

1.5 – Average Day Demand (ADD)

As shown on Table 1, the anticipated "Average-Day" Demand (ADD) for the Property is 2,631 gpd.

Table 1 – Property ADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
165	2,466	0	2,631

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 7,080 gpd.

Table 2 – Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
330	6,750	0	7,080

SECTION 2.0 - PROJECT WATER FOOTPRINT

2.1 – Project Demand Consistency with UWMP and ACMC 13.10

The City's 2010 Urban Water Management Plan (UWMP) assumes industrially zoned property will have up to a maximum MDD of 675 gpd per acre. American Canyon Municipal Code Section 13.10 further limits industrially zoned property within City limits and the broader City ETSA up to a maximum MDD of 650 gpd per acre. As shown in Table 3 below, the Property's estimated MDD (1,635 gpd per acre) is greater than the maximum allowed by the ACMC 13.10 (650 gpd per acre):

Table 3 – Maximum MDD			
Parcel Size (acres)	UWMP (gpd/acre)	ACMC 13.10 (gpd/acre)	Property MDD (gpd/acre)
4.33	675	650	1,635

2.2 - Baseline Water Footprint

The Property's Baseline Water Footprint is determined as one of the following: a) the approved demand amount specific in a current, (unexpired) Will-Serve Letter, Water Supply Report and/or Water Service Agreement; b) the water demand calculated from an audit of three-years of water use; or c) absent other information, the water demand in 2007. As shown in Table 4 below, the Property's baseline water footprint is 0 gpd.

Table 4 – Baseline Water Footprint			
Approved Demand (gpd)	Audited Demand (gpd)	Historical Demand (gpd)	Baseline Water Footprint
N/A	0	N/A	0

2.3 - Zero Water Footprint Determination

Because the Property ADD (2,631 gpd) exceeds the Property's Baseline Water Footprint, the Property does not have a Zero Water Footprint (ZWF). Because the Property does not have a ZWF, the new demand(s) on the City's water system could potentially result in a loss in water service reliability or increase in water rates to the City's existing customers.

2.4 - Demand Offset

The City has established various programs intended to offset new demand(s) on its water system. The Property has agreed to participate in one such program whereby old plumbing fixtures in existing residences (such as toilets, showers and faucets) are replaced with high-efficiency fixtures. On average the cost to replace the fixtures in a single-family dwelling unit is $600 and results in an on-going savings of 65 gpd. By facilitating the replacement of these fixtures city-wide, the Property's new demand is offset by water which is saved elsewhere. The Property has agreed to contribute $24,286.15[3] to the City's Zero Water Footprint Mitigation Fund. Monies in the Fund are used to pay for replacement of plumbing fixtures. The amount paid will result in equivalent savings of 2,631 gpd, thereby offsetting the Property's new ADD.

2.5 - Project Impact on Reliability & Rates

The City's water treatment, delivery and storage system is reliable to serve demands of existing development that existed at the time of ZWF Policy

[3] Calculation: 2,631 gpd/65 gpd x $600 = $24,286.15

implementation in 2007. New or increased demands to the City's system after the implementation of the ZWF Policy are determined to potentially have a negative impact on the City's water system reliability which could result in an increase in water rates of existing customers. By facilitating the replacement of inefficient plumbing fixtures through the monetary contribution to the City's ZWF Mitigation Fund, the Property has offset its new demand and thus, it is reasonable to conclude that it will have no impact on reliability or rates.

2.6 - Short term mitigations

The water impacts of the Property will be fully mitigated by the financial contribution it will make to the water capacity fee program in addition to the ZWF Mitigation fee to mitigate 100% of the Property's new water demand.

2.7 - Long term mitigations

The City's Water Shortage Emergency Plan authorizes the City Council to declare a water shortage emergency[4]. Emergencies are declared in four stages with specific reduction methods used for each stage. In the event the City experiences short term water shortages and determines it is necessary to purchase dry year water the Owner shall provide funds to the City of American Canyon to purchase dry-year water. Upon demand of the Public Works Director, when a water shortage has been declared by the City Council, the project may have to contribute a reasonably determined and reasonably allocated non-refundable payment to the water operations fund to allow the City to acquire dry-year water, if reasonably necessary. The projects contribution shall be equal to the properties reasonably allocated annual demand (AFY) times the City's reasonable cost of a one-year transfer. The annual demand will be implemented uniformly to all City water uses, determined by a City water audit of all City water uses for the previous water year and the analysis in reasonable detail made available to the Owner for reasonable review and comment prior to implementation. The contribution shall be recalculated and made on an annual basis, as reasonably necessary.

SECTION 3.0 – CAPACITY FEES AND SERVICE CHARGES

3.1 - Capacity Fee

Based on the American Canyon Water Capacity Fee Ordinance[5], the Project shall pay a Water Capacity Fee is $252,968.40. This one-time fee amount is based on the rate of $35.73 per gallon x MDD (7,080 gpd).

3.2 – Service Charge

[4] ACMC §13.14.070

[5] ACMC §13.06.090

The Property is located outside the City's corporate boundary but within the City's Extraterritorial Water Service Area as defined by LAFCO. Based on the American Canyon Water Capacity Fee Ordinance[6], the Property shall accrue a monthly service charge in the amount of $7.54/unit (in effect at the time of service and are subject to change), plus monthly meter fees.

3.3 - Reimbursable Improvements

The Property proposes no improvement that would be eligible for reimbursement.

SECTION 4.0 - *VINEYARDS* ANALYSIS

4.1 – *Vineyards* Decision

The California Supreme Court decision "*Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova and Sunrise Douglas Property Owners Association, et al.*" sets forth guidelines for evaluating the water supply of a project under the California Environmental Quality Act (CEQA). It requires that water supplies not be illusory or intangible, that water supply over the entire length of the project be evaluated, and that environmental impacts of likely future water sources, as well as alternate sources, be summarized.

4.2 - Facts with Respect to Existing Water Supply and Demand

The City's 2015 Urban Water Management Plan (UWMP) analyzed existing demands and anticipated future demand growth. The 2015 UWMP also quantified the amounts and reliability of its water supplies in various planning horizon scenarios.

The City has entered into enforceable long-term contracts for its supply of potable water. The suppliers are the State Department of Water Resources (DWR) and City of Vallejo. The DWR supplies are provided by the State Water Project (SWP) and they vary each year up to a maximum of 5,200 acre-feet. The Vallejo supplies are 500 acre-feet of raw water as needed and up to 2,640 acre-feet of treated water may be purchased as a retail customer.

City customers consumed 2,976 acre-feet of SWP water in 2015. The 2015 UMWP determined adequate supplies exist for all planning horizons and supply scenarios, except for the "2030 single-dry scenario".

New water demand from the Project and reduced per capita consumption (facilitated by the City's Water Conservation Program) was anticipated as

[6] ACMC §13.06.040

part of the assumed future demand growth in all planning horizons and supply scenarios in the 2015 UWMP. If the total ADD or MDD exceed the totals shown in this report, the applicant will be subject to penalties in-place at the time and has agreed to take the necessary measures to reduce demand to comply with this report.

4.3 – Anticipated Water Supplies over the Life of the Project

The City has developed a capacity fee capital program and water conservation program which, when implemented, will reasonably ensure an adequate supply of potable water and recycled water to meet demands under normal years, multiple-dry-years, and single-dry-years.

By fully complying with the City's ZWF Policy, the project will offset its new demand by paying an in-lieu fee that will be used by the City to implement its water conservation efforts to reduce potable water demands throughout its Water Service Area. Given the City's efforts to expand its water portfolio in terms of supply, storage, and conservation, and the fact that this project will not result in an increased demand on the existing system, it is reasonable to project there is sufficient water supply over the life of the project.

4.4 – Environmental Impacts of Likely Future Water Sources

According to the 2015 UWMP, adequate long-term supplies exist for all planning horizons and supply scenarios, except for the "2030 single-dry scenario". The Project will offset its new demand by paying an ZWF Mitigation fee that will be used by the City to further its water conservation efforts to reduce potable water demands throughout its Water Service Area. These efforts will have no significant impacts to the physical environment.

Moreover, it is unlikely that additional long-term supplies will need to be developed to meet the new demands attributable to the Project and it would be unnecessarily speculative to analyze the potential impact of such an unlikely activity.

Lastly, the City Council adopted a Mitigated Negative Declaration in November 2003 in conjunction with the adoption of the Recycled Water Facilities Plan. That plan identifies a series of projects which in conjunction with the water conservation program will reduce potable water demands throughout its Water Service Area. Impacts caused by the implementation of the Recycled Water Facilities Plan are less than significant because the new recycled water distribution pipelines were to be located in existing paved public rights of way.

ACKNOWLEDGEMENT OF WATER SUPPLY ANALYSIS

Gateway 24 Napa LLC
Gateway Road East, Napa, CA 94558
(APN 057-200-039)

I, _____, acknowledge and accept the water supply analysis as set forth in this Water Supply Report dated _____.

_____ (Signature)

_____ (Date)

NapaSan

April 4, 2025

Planning, Building & Environmental Services – County of Napa
1195 Third Street, 2nd Floor
Napa, CA 94559

SUBJECT: APN 057-200-039 – Gateway Road East Winery
NapaSan Will Serve #108

To Whom It May Concern:

The Napa Sanitation District (NapaSan) has received a request to provide a "Will Serve" letter for one proposed industrial building, (APN 057-200-039) to be located on the north-eastern side of the Gateway Road East court. The building will be 54,770 SF. The building will be used for wine production and warehouse space. The subject parcel is currently within NapaSan's Sphere of Influence and within NapaSan's boundaries. NapaSan will provide sanitary sewer and recycled water service to this parcel. The applicant has informed NapaSan that the proposed building will dispose of its industrial process wastewater using a hold-and-haul method, which NapaSan does not object to. Alternatively, NapaSan will provide industrial sewer service to the parcel, if the applicant meets NapaSan's standards for industrial users.

The following items will be required by the owner/developer:

1. Install the sanitary sewer and recycled water improvements as specified in NapaSan's Conditions of Approval for the project.
2. Pay the appropriate capacity and development fees. The facility shall be subject to all applicable rules and regulations of NapaSan.
3. Enter into an Industrial User permit for industrial process wastewater discharged to NapaSan, or obtain a Zero Waste Discharge permit from NapaSan for the hold-and-haul operation.

NapaSan has been informed that the industrial building is estimated to generate approximately 467 gallons of domestic wastewater per day, which is equivalent to the flow of approximately 4 single-family dwellings.

NapaSan has been informed that the industrial building is estimated to generate approximately 8,250 gallons of industrial process wastewater per day, which is equivalent to the flow of approximately 66 single-family dwellings.

The subject parcel lies within NapaSan's recycled water service area. The subject parcel shall connect to the Gateway Business Park private recycled water system. The owner shall submit plans to Napasan and the Gateway Business Park representative for review and approval. The development will be required to install the necessary facilities to utilize recycled water for landscape irrigation.

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

Office (707) 258-6000
Fax (707) 258-6048

www.napasan.com

The project has requested service for approximately 1.3 acres of landscaping, with a recycled water demand of approximately 0.8 acre-feet per year. NapaSan will provide recycled water service to this parcel.

This “Will Serve” letter for sanitary sewer service and recycled water is valid for a period of three (3) years from the date of this letter. If the proposed development has not obtained its required Connection Permits from NapaSan at the end of this time, this “Will Serve” letter shall become void. If you have any questions regarding this matter, please contact me at (707) 258-6012 or gglascott@napasan.com.

Sincerely,

Gavin Glascott

Gavin Glascott, P.E.
Associate Civil Engineer

June 25, 2024

Planning, Building, & Environmental Services
County of Napa
1159 Third Street, Suite 210
Napa, CA 94559

RE: 24-00134 Gateway 24, REFRL-001526, Shea Rouda, APN 057-200-039 (Sawyer)

NapaSan has reviewed the above-named application, which has been reviewed at an Interdepartmental Staff Meeting.

The owner shall pay to NapaSan the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a City Building Permit and shall adhere to the rules and regulations as they apply to the application.

The following conditions are based on the information currently available and are subject to change upon receipt of additional information:

1) Utility information was not provided for this application. NapaSan reserves the right to modify or add conditions on any future applications.

2) A plan showing the required sanitary sewer improvements, conforming to NapaSan standards shall be submitted to NapaSan for approval prior to issuance of permits.

3) If the owner desires to discharge process wastewater to the District in the future, the owner would be required to pay capacity charges to NapaSan based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time. At a minimum the facility would be subject to the following:

    a. Installation of a flow meter and sampler on the process waste line
    b. Ensure that the discharge conforms with the District's Local Limits
    c. Provide NapaSan with a wastewater treatment plan
    d. Obtain an Industrial Waste Discharge Permit from NapaSan for the winery operation.
    e. Permit conditions would be established by NapaSan at the time an application is made by the owner.

4) If the owner desires to discharge process wastewater by a hold and haul method, with zero discharge to NapaSan's sewer facilities, documentation of the certified waste hauler shall be provided to NapaSan. The applicant shall enter into a zero-waste discharge permit with NapaSan.

5) The applicant shall complete and submit a NapaSan Industrial User Discharge Permit Application Form describing the intended industrial discharge for review by NapaSan.

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

Office (707) 258-6000
Fax (707) 258-6048

www.napasan.com

6) The subject parcel shall use recycled water for landscape irrigation and shall connect to the Gateway Business Park private recycled water system. The owner shall submit plans to NapaSan and the Gateway Business Park representative for review and approval.

7) There is an existing sewer lateral stubbed out to the subject parcel. The owner shall perform a video inspection of the sewer lateral in the presence of a NapaSan inspector or submit the footage to NapaSan for review. If the lateral passes video inspection as determined by NapaSan, then the lateral may be reused. If it fails inspection or if the owner decides not to reuse it, the owner will be required to hire a Class A licensed contractor to install a new lateral and abandon the existing lateral per NapaSan standards by capping at the main. The lateral installation and abandonment shall be done at the owner's expense.

8) Floor drains are not allowed in the building except in restroom and food service areas. Floor drains in the winery production area shall be connected to the process waste stream.

9) All sewer discharges from the proposed development shall meet the Local Limits for constituents of concern established by NapaSan.

10) Discharge lines from elevator sump pits shall not be connected to the sanitary sewer system.

11) Should there be a drain in the trash enclosure, it shall be connected to a grease interceptor and the trash enclosure shall meet NapaSan standards. Contact NapaSan for additional information.

12) The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
    a. Plan Check Fees
    b. Inspection Fees
    c. Capacity Charges for commercial space (based on use and square footage. Outdoor dining and event space are included in the square footage)
    d. Capacity Charges for process waste (Calculated per per Section 5.02.030.B of NapaSan Code. Contact NapaSan for additional information)

13) NapaSan has Best Management Practices (BMPs) for specific industries/businesses which contain proven practices for reducing pollution in wastewater. Some BMPs are mandatory. The proposed project shall comply with mandatory BMPs. All sewer discharges from the proposed development shall meet the Local Limits for constituents of concern established by NapaSan.

14) NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website (www.NapaSan.com). NapaSan may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer

to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

The capacity charge for an equivalent dwelling unit currently is $11,519 and will increase by the Consumer Price Index (CPI) annually in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff at (707) 258-6012 or gglascott@napasan.com for additional information.

Sincerely,

Gavin Glascott

Gavin Glascott, P.E.
Associate Civil Engineer

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AWP-15066-OE

Issued Date: 03/04/2025

Shea Rouda
Phelan Development
220 Montgomery Street
1069
San Francisco, CA 94104-0000

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Gateway Warehouse
Location:	Napa, CA
Latitude:	38-13-35.00N NAD 83
Longitude:	122-15-33.00W
Heights:	60 feet site elevation (SE)
	45 feet above ground level (AGL)
	105 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 09/04/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

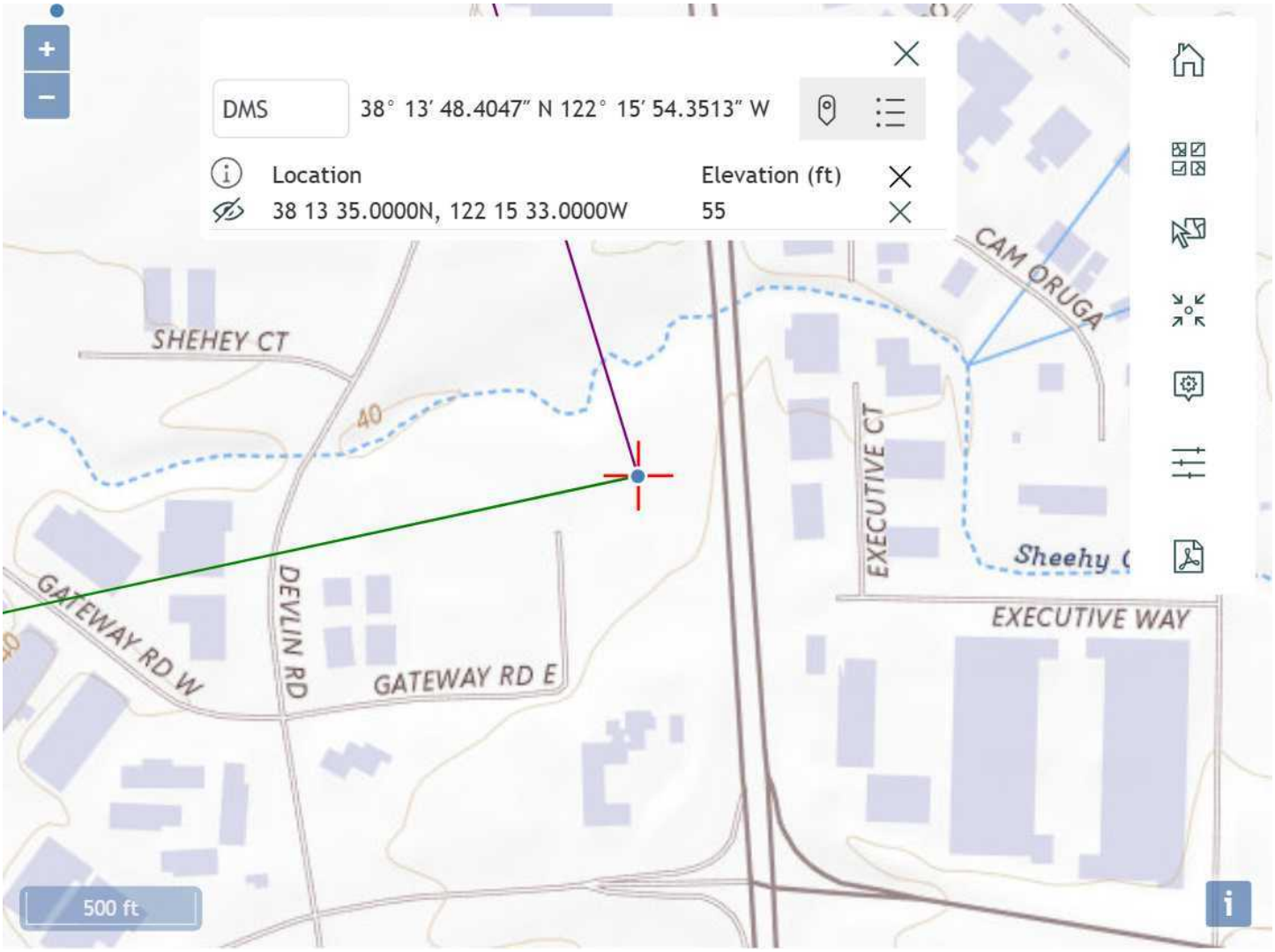
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7641, or tameria.burch@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AWP-15066-OE.

Signature Control No: 639860479-649295390 (DNE)
Tameria Burch
Technician

Attachment(s)
Case Description
Map(s)

The structure will use reinforced concrete for footings and slabs, pre-cast concrete panels for walls, steel for framing and roofing, TPO for roofing, insulated metal panels for thermal protection, masonry for enclosures, and various metal fabrications.


DMS
38° 13′ 48.4047″ N 122° 15′ 54.3513″ W
Location
Elevation (ft)
38 13 35.0000N, 122 15 33.0000W
55
SHEHEY CT
40
CAM ORUGA
EXECUTIVE CT
EXECUTIVE WAY
Sheehy
GATEWAY RD W
DEVLIN RD
GATEWAY RD E
500 ft

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AWP-15067-OE

Issued Date: 02/10/2025

Shea Rouda
Phelan Development
220 Montgomery Street
1069
San Francisco, CA 94104-0000

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Mobile Crane Crawler Crane
Location:	Napa, CA
Latitude:	38-13-35.00N NAD 83
Longitude:	122-15-33.00W
Heights:	60 feet site elevation (SE)
	140 feet above ground level (AGL)
	200 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Air Missions (NOTAM).

If we can be of further assistance, please contact Justin Hetland, at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AWP-15067-OE.

Signature Control No: 639860480-646908270 (TMP)
Julie A. Morgan
Manager, Obstruction Evaluation Group

Proposal: To construct and/or operate a(n) Mobile Crane to a height of 140 feet above ground level, 200 feet above mean sea level.

Location: The structure will be located 1.29 nautical miles northeast of APC Airport reference point.

Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:
Section 77.17 (a) (5) a height that affects an Airport Surface by penetrating:
Section 77.19 (a) Horizontal Surface by 15 feet as applied to APC.

The VFR traffic pattern airspace is impacted, please contact the airport manager for local NOTAMs.

Preliminary FAA study indicates that the above mentioned structure would:
have no effect on any existing or proposed arrival, departure, or en route instrument flight rules (IFR) operations or procedures.
have no physical or electromagnetic effect on the operation of air navigation and communications facilities.
have no effect on any airspace and routes used by the military.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, flags/red lights-Chapters 3(Marked),4,5(Red),14(Temporary),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

As a condition to this determination, the temporary structure must be lowered to 125 feet above ground level (185 feet above mean sea level) , when not in use and during the hours between sunset and sunrise.

If the crane cannot be lowered to this height, then the following condition must also be met for nighttime conspicuity:

The structure must be lighted in accordance with FAA Advisory Circular 70/7460-1M Change 1 , Obstruction Marking and Lighting, red lights – Chapters 4, 5(Red),&12.

It is required that the manager of NAPA COUNTY, (707) 253-4300 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of Napa ATCT, 707-255-1534 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 08/10/2026 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

TOPO Map for ASN 2024-AWP-15067-OE




Boyes
Hot Springs
for Class D eff hrs
2259
SCAGGS ISLAND
112.1 Ch 58 SGD
NAPA
1690
1539
(239)
429
(399)
214
See NOTAMs/Supplement
for Class D eff hrs
25
300
(300)
levee
TAC
Cordelia
NAPA COUNTY (APC)
CT - 118.7* ATIS 124.05
36 *L 59 122.95
RP 1R 19R
238
(228)
244
295
32
levee
levee

“C”

Initial Study/Mitigated Negative Declaration

COUNTY OF NAPA
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD STEET SUITE 210
NAPA, CA 94559
(707) 253-4417

Initial Study Checklist
(form updated January 2019)

SCH Number 2025060897

Revised Initial Study/Mitigated Negative Declaration: per CEQA code section 15073.5 the revised document has not been substantially revised; therefore, the document did not require recirculation. Changes are shown in strikethrough and underline.

1. **Project Title**: Gateway 24 Napa, New Winery Use Permit, P24-00134

2. **Property Owner:** Gateway 24 Napa, LLC, 220 Montgomery Street, Suite 315, San Francisco, CA 94104. Phone: (614) 502-1456 or email: srouda@phelandevco.com

3. **County Contact Person, Phone Number and email:** Wendy Atkins, (707) 259-8757, wendy.atkins@countyofnapa.org

4. **Project Location and Assessor's Parcel Number (APN):** The project is located in the Napa Valley Business Park Specific Plan (NVBPSP) area on a 4.33-acre lot located at the terminus of Gateway Road East bordered by Hwy 29 to the east and Sheehy Creek to the north, within an IP:AC (Industrial Park: Airport Compatibility) zoning district. Assessor's Parcel No. 057-200-039. Gateway Road East, Napa CA 94558

5. **Project sponsor's name and address:** Shea Rouda, 220 Montgomery Street, Suite 315, San Francisco, CA 94104. Phone: (614) 502-1456 or email: srouda@phelandevco.com

6. **General Plan description:** Industrial

7. **Zoning:** Industrial Park: Airport Compatibility **(**IP:AC)

8. **Background/Project History:** On January 18, 2012, the Napa County Conservation, Development, and Planning Commission approved Use Permit Application P08-00555 to allow the construction and operation of a three-story multi-tenant, office building totaling 67,930 sq. ft. of gross floor area, with related site improvements including an exception to the NVBPSP design standards for a 15% reduction of required parking spaces. The approval included 244 full-time employees and 203 parking spaces. Access was from an extension of the cul-de-sac of Gateway Road East, which is accessed from Devlin Road. The project would have connected to the City of American Canyon municipal water system. Sewer service was to be provided by the Napa Sanitation District. The project entitlement expired on January 18, 2014.

9. **Description of Project:**

   Approval of a Use Permit for a new 250,000 gallon per year winery to allow the following:
   a. construction of a 54,790 sq. ft one-story concrete tilt-up winery building for production, storage, and office areas;
   b. installation of a parking area with parking for fifty-five (55) vehicles, including four (4) accessible spaces and three (3) electric vehicle charging stations;
   c. construction of a new driveway on Gateway Road East;
   d. hours of operation (6 a.m. to 8 p.m. Monday through Sunday);
   e. six full-time employees during non-harvest and 15 full-time employees during harvest; and,
   f. connection to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

   The request also includes a variation to the development standards of the NVBPSP and IP zoning district to increase building height from

35-feet to 45-feet.

Exterior building materials include concrete tilt-up wall panels with a multi-color paint scheme with heights of approximately 40 to 45 feet. The south facing elevation facing Gateway Road East is approximately 290 feet. The 290-foot wall section includes a formliner access panel in the center of the wall and a clear anodized storefront system at the southwest corner. The east facing elevation is approximately 255 feet and includes a formliner access panel in the center of the wall. The north facing elevation is approximately 135 feet. The west facing elevation is 254 feet and includes two grade loading doors at the northwest corner, seven dock doors, and a clear anodized storefront system at the southwest corner.

10. **Describe the environmental setting and surrounding land uses.**
The site is currently vacant, has been previously graded and is located within the developed industrial park. The site has been designated for industrial development since 1955 and is within the boundaries of the NVBPSP which was adopted in 1986. The site is relatively flat with gentle slopes ranging from 0-5 percent from southeast to northwest and includes non-native grasses. There are existing wineries and office/light industrial/warehousing complexes to the west of the site across Gateway Road East and to the south of the site. North of the site, across Sheehy Creek, is a multi-building self-storage facility. The project site is in close proximity to the Napa County Airport, and is located in Zone D1, the primary traffic pattern zone. This is an area of frequent aircraft overflight at low elevations.

11. **Other agencies whose approval is required**
Discretionary approval required by Napa County consists of a use permit. The proposed project would also require various ministerial approvals by the County including, but not limited to, building permits, grading permits, and encroachment permits for any work within the County right-of-way. Permits to connect to water and sewer utilities are required from the City of American Canyon and Napa Sanitation District, respectively. A Storm Water Pollution Prevention Plan (SWPPP) is required to meet San Francisco Regional Water Quality Control Board standards and is administered by the Engineering Division.

The proposed project does not involve modifications to a streambed, and this does not require a streambed alteration agreement from the California Department of Fish and Wildlife. The proposed project does not involve the fill of waters of the United States and thus does not require a dredge-and-fill permit from the U.S. Army Corps of Engineers. The proposed project has the potential to result in "take" of listed endangered or threatened species, or candidate species for listing, and thus may require a "take permit" from the Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, or the National Marine Fisheries Service.

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed or candidate species under CESA either during construction or over the life of the Project. The Project has the potential to impact Swainson's hawk (SWHA; Buteo swainsoni), a CESA listed as threatened species, and burrowing owl (BUOW; Athene cunicularia), a CESA candidate species. Thank you for including mitigation measures for SWHA and BUOW, including protocol surveys and obtaining an ITP if take of SWHA or BUOW cannot be avoided; CDFW recommends an additional mitigation measure for any SWHA foraging habitat impacts below. Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065.). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

Responsible (R) and Trustee (T) Agencies
Federal Aviation Administration (R)
California Department of Fish and Wildlife (CDFW) Region 3 (R) (T)
California Air Resources Board (R)
Regional Water Quality Control Board (Regional Water Board, San Francisco Bay Region 2 (R)
California Department of Forestry and Fire Protection (T)
State Water Resources Control Board, Division of Water Quality (R)(T)
State Water Resources Control Board, Division of Drinking Water (R)
California Department of Transportation District 4 (Caltrans) (T)
Department of Forestry and Fire Protection (CalFire) (T)
City of American Canyon (R)
Napa Sanitation District (R)

Other Agencies Contacted

Middletown Rancheria
Mishewal Wappo Tribe of Alexander Valley
Yocha Dehe Wintun Nation
City of Napa

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

On April 24, 2025, County Staff sent invitations to consult on the proposed project to Native American Tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code Section 21080.3.1. Staff did not receive a response for consultation or to provide comments during the 30-day period. A response was received from the Yocha Dehe Wintun Nation on May 28, 2025, highly recommending including cultural monitors during development and ground disturbance. This request has been included as condition of approval 7.5.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

Other sources of information used in the preparation of the Initial Study include site-specific studies conducted by the applicant and filed by the applicant in conjunction with Applications No. P24-00134 as listed below, and the environmental background information contained in the permanent files on this project. The documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559:

- Application Proposal Statement for the Gateway 24 Winery, dated April 14, 2025
- Voluntary Best Management Practices Checklist for Development Projects, dated May 16, 2025
- Site Improvement Plans, dated February 21, 2025
- Civil Plans, dated March 14, 2025
- Application Packet, dated May 24, 2024
- Winery Trip Generation Worksheet, dated August 21, 2024
- City of American Canyon operational conditions as stated in their "will serve" letter dated November 15, 2024. (**Exhibit E**)
- Napa Sanitation District "will serve" letter, dated April 4, 2025 (**Exhibit D**)
- Stormwater Control Plan, dated September 6, 2024 (**Exhibit B**)
- Sewer Feasibility Report, dated March 14, 2025 (**Exhibit C**)
- Napa County Geographic Information System (GIS sensitivity maps/layers)
- 4.3+/- Acre "Gateway Road" Site, Napa County, California: Biological Assessment, dated June 6, 2024 (**Exhibit A**)
- Pacific Gas & Electric Will Serve Document, dated January 4, 2025 (**Exhibit F**)
- Yocha Dehe Cultural Resource Letter May 23, 2025 (**Exhibit G**)
- Federal Aviation Administration Letters, dated February 10, 2025, and March 4, 2025 (**Attachment H**)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Wendy Atkins

June 18, 2025

Signature Date

Name: Wendy Atkins

I.	**AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a/b. The proposed project would not be located within an area which would damage any known scenic vista, or damage scenic resources, trees, rock outcroppings, or historic buildings. The proposed project site has been previously graded, contains no native vegetation and is currently vacant. The site is not visible from a scenic highway or any scenic routes.

c. The proposed project is located within a fairly developed portion of the NVBPSP area that allows a mix of industrial developments. The proposed building is located adjacent to the west border of North/South CA-29 and on the east side of Gateway Road East, at the end of a cul-de-sac. The street facing building elevation includes concrete wall panels with horizontal reveals, formliner access panels, and clear anodized storefront systems. The overall design is equivalent to other similar more recent industrial projects approved and/or constructed within the NVBPSP boundaries and meets the minimum design requirements for the NVBPSP industrial park area. Therefore, the project will not substantially degrade the existing visual character or quality of the site and surrounding area.

d. The new facility will result in a minor increase in the nighttime lighting. In accordance with County standards, all exterior lighting will be the minimum necessary for operational and security needs. Light fixtures will be kept as low to the ground as possible and include shields to deflect the light downward. Avoidance of highly reflective surfaces will be required, as well as standard County conditions to prevent light from being cast skyward. This is an area routinely overflown by low flying aircraft which necessitates strong controls on skyward nighttime lighting. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No floodlighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.9 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES.[1] Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

Discussion:

a/b. The project site is located within a developing industrial park. The project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide important as shown on the Napa County Important Farmland Map 2004 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site is not subject to a Williamson Act Contract.

c/d. The project site is zoned Industrial Park (IP), which allows winery, warehouse, and office uses upon grant of a use permit, and is located within the Napa Valley Business Park Specific Plan area. According to the Napa County Environmental Resource Maps (based on the following layers – Sensitive Biotic Oak woodlands, Riparian Woodland forest, and Coniferous forest) the project site does not contain woodland or forested areas. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

e. The project site is surrounded by developing industrial park land. Although farming activities occurred on these lands in the past, the area has been designated for industrial development for over 70 years. The project will not result in the conversion of existing farmland.

[1] "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

Mitigation Measures: None are required.

III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	☐	☐	☒	☐

Discussion:

On June 2, 2010, the Bay Area Air Quality Management District's (now known as Bay Area Air District) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which Bay Area Air District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on Bay Area Air District's website and included in Bay Area Air District 's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or Bay Area Air District to any specific course of regulatory action.

The Air District published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's 2015 opinion in Cal. Bldg. Indus. Ass'n vs. Bay Area Air Quality Mgmt. Dist., 62 Ca 4th 369.

On April 20, 2022, the Bay Area Air District adopted updated thresholds of significance for climate impacts: CEQA Thresholds for Evaluating the Significance of Climate Impacts, Bay Area Air District April 2022. The proposed thresholds to evaluate GHG and climate impacts from land use projects are qualitative, therefore there is no bright-line (quantitative) level to mitigate below. Projects that decline to integrate qualitative design elements can alternatively demonstrate consistency with a local Greenhouse Gas (GHG) Reduction Strategy that meets the criteria of the State CEQA Guidelines section 15183.5(b).

There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

In short, these thresholds of significance changes can be used by agencies as guidelines for determining climate impacts from projects subject to CEQA. However, agencies are not required to abide by these thresholds, as they are only guidelines. Refer to Section VIII, Greenhouse Gas Emissions.

a/b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, In Your Community: Napa County, April 2016).

The impacts associated with implementation of the project were evaluated consistent with guidance provided by Bay Area Air District. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

Bay Area Air District has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. Bay Area Air District also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource Bay Area Air District provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the Bay Area Air District adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by Bay Area Air District through May 2017. Given the size of the entire project, which is approximately 54,790 sq. ft of enclosed floor area (winery building and winery office) compared to the Bay Area Air District's screening criterion of 121,000 sq. ft (General light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

c/d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

7.1 SITE IMPROVEMENT

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust

complaints. The BAAD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

7.1. SITE IMPROVEMENT

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV.	**BIOLOGICAL RESOURCES.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion:

a. The site is part of the Gateway Business Park Subdivision approved for industrial development in 1989. Improvements adjoining the site such as curb, gutter, sidewalk, sewer and water laterals, streetlights, etc. were installed in the mid-1990s as part of the approved subdivision improvements. As part of the application, a study entitled "4.3+/- Acre "Gateway Road" Site, Napa County, California: Biological Assessment Biological Assessment" (Assessment) was prepared on June 6, 2024, by Moore Biological Consultants. The Assessment found that the site provides low quality potential foraging habitat for Swainson's hawk.

The following language is quoted from the CDFW Memorandum Staff Report regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California, dated November 8, 1994, "Since small disjunct parcels of habitat seldom provide foraging habitat needed to sustain the reproductive effort of a Swainson's hawk pair, [CDFW] Staff does not recommend requiring mitigation pursuant to CEQA nor a Management Authorization by the Department for infill (within an already urbanized area) projects in areas which have less than 5 acres of foraging habitat and are surrounded by existing urban development, unless the project area is within ¼ mile of an active nest tree." Because the Project site is considered by the General Plan to be within an urbanized, is less than 5 acres and is not located within a ¼ mile of an active tree nest, mitigation measures for foraging habitat for Swainson's hawk are not required.

Large trees in and near the site and in the general project vicinity are potentially suitable for nesting Swainson's hawks, which are known to nest in the area. Although considered unlikely, Swainson's hawk may nest on the site, in large trees along Sheehy creek. **Mitigation Measure BIO-1** would reduce impacts to Swainson's hawk to less than significant.

In addition, the Assessment found that Sheehy Creek provides low quality potential habitat for western pond turtle. Although considered unlikely, western pond turtles from Sheehy Creek may travel across the site on occasion and could potentially nest in grasslands in or near the site. **Mitigation Measure BIO-2** would reduce impacts to western pond turtle to less than significant. The trees and grasslands in the site could be used by birds protected by the Migratory Bird Treaty Act (MBTA) or Fish and Game Code of California (FGCC). **Mitigation Measure BIO-3** would reduce impacts to birds protected by the MBTA and FGCC to less than significant. According to the Assessment, no California ground squirrel burrows were observed in the site to provide habitat for Burrowing Owl (BUOW). The suitability of the site for BOUWs is also reduced by the weediness of the grassland and routine disking.

However, in the event BUOW were to occur on the site, **Mitigation Measure BIO-4** would reduce impacts to BUOW to less than significant.

b. The site is vacant and has been graded over the years for weed abatement and contains four live oak trees (located on the north portion of the site adjacent to Sheehy Creek), bushes, and ruderal grasses. There is existing development adjoining the property to the north (across Sheehy Creek), south, and west. Industrial development has been progressing in the general vicinity since the late 1980s.

According to the Assessment, the site is comprised or ruderal grassland; grassland habitat in the site is best described as highly disturbed. As such, there would be no loss of riparian habitat or other sensitive habitat.

c. According to the Assessment, Sheehy Creek is a potential Water of the U.S. and Water of the State. The proposed project will fully avoid Sheehy Creek; development will be restricted to upland grasslands south of the Sheehy Creek corridor Habitat Conservation and Open Space Access easement. Beyond Sheehy Creek, there are no potentially jurisdictional Waters of the U.S. or wetlands in the site. There are also no other areas in the site meeting the criteria of Waters of the State, including wetlands. Sheehy Creek provided low quality potential habitat for western pond turtle. Although considered unlikely, western pond turtles from Sheehy Creek may travel across the site on occasion and could potentially nest in grasslands in or near the site. **Mitigation Measure BIO-3** would reduce impacts to western pond turtle to less than significant.

d. Well-developed riparian corridors are often utilized for movement by wildlife species such as deer, coyote, red fox (Vulpes vulpes), and bobcat (Felis rufus), as well as a variety of amphibians, reptiles, and fish. Although Sheehy Creek primarily contains planted species, this creek corridor may be utilized by a handful of common species for movement. The Sheehy Creek corridor is not within the footprint of development and will not be impacted by project activities. Therefore, no impact would occur.

e. Because no trees are proposed to be removed, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measures:

Mitigation Measure BIO-1 - Swainson Hawk: If, prior to Project construction activities, nesting SWHA are detected within 0.25 miles of the Project site, impacts to SWHA foraging habitat shall be quantified by a qualified biologist based on the final Project design plans, and the Project shall obtain written acceptance of the acreage of foraging habitat impacts from CDFW. Prior to Project construction, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) purchase of SWHA foraging habitat credits at a CDFW-approved mitigation bank, unless otherwise approved in writing by CDFW.

If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Method of Monitoring: The permittee shall have a Swainson's hawk nesting survey completed prior to any construction activities scheduled to occur on the site from March 1 through September 30. The survey shall also be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline). The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services. In the event If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it

is not disturbed during construction activities, unless otherwise approved in writing by CDFW.

Mitigation Measure BIO-2 - Western Pond Turtle: No more than two weeks prior to the commencement of ground-disturbing activities, a Qualified Biologist shall perform surveys for western pond turtles and other aquatic species within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW. Surveys will encompass individual turtles and nest sites. An additional survey shall occur no more than 48 hours prior to Project activities. If a pond turtle or nest site is detected at any time, CDFW shall be notified immediately. Survey results shall be submitted to CDFW prior to construction activities. All western pond turtles observed on-site shall be avoided and allowed to leave the Project activity area of their own volition or may be relocated with prior written approval from CDFW. Any turtle nest sites shall be avoided with an appropriate buffer identified by a Qualified Biologist and accepted in writing by CDFW.

Method of Monitoring: The permitted shall have a survey for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW completed no more than two weeks prior to the commencement of ground-disturbing activities. An additional survey shall occur no more than 48 hours prior to Project activities. The survey results shall be provided to the Napa County Planning, Building & Environmental Services.

Mitigation Measure BIO-3 - Nesting Bird Avoidance: If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found; Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

Method of Monitoring: The permittee shall have a preconstruction nesting bird survey completed prior to any construction activities scheduled to occur on the site from February 15 through August 31. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found. Establish a clearly marked no-disturbance buffer around the nest site. The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services.
Following the "clear and Grub" of the project site, and prior to the commencement of project-related trenching or grading, an Archaeologist who meets the Secretary or the Interior's Professional Qualifications Standards for archaeology conduct an updated survey. This shall be followed by Worker Environmental Awareness Program WEAP training for archaeological resources to be given to all construction personnel directly involved with project-related ground disturbance. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may found within the project site, and procedures to be followed in the event such resources are encountered.

Mitigation Measure BIO-4: A qualified biologist shall conduct a habitat assessment and surveys for wintering burrowing owls prior to construction if construction starts during the burrowing wintering season (September 1 to January 31) Surveys shall be conducted if warranted based on the habitat assessment. The habitat assessment and surveys shall follow the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds) and the qualified biologist shall prepare a report documenting the survey results. The habitat assessment and surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 meters (1,640 feet) around the Project site pursuant to the above methodology. Habitat assessments and surveys shall occur each year of Project construction, as conditions may change annually and suitable refugia for burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.

Surveys for non-breeding burrowing owls shall be spread over four visits during the nonbreeding season (i.e., wintering), September 1 to January 31. Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours

prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 meters (1,640 feet). Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.

If take of burrowing owl (BUOW) cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities commence. Take is likely to occur and the Project shall obtain an ITP if: 1) BUOW surveys of the Project site detect BUOW occupancy of burrows or burrow surrogates, or 2) there is sign of BUOW occupancy on the Project site within the past three years and habitat has not had any substantial change that would make it no longer suitable within the past three years. Occupancy means a site that is assumed occupied if at least one BUOW has been observed occupying a burrow or burrow surrogate within the last three years. Occupancy of suitable BUOW habitat may also be indicated by BUOW sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. If BUOW, or their burrows or burrow surrogates, are detected within 500 meters (1,640 feet) of the Project site during BUOW surveys, but not on the Project site, the Project shall consult with CDFW to determine if avoidance is feasible, or an ITP is warranted and shall obtain an ITP if deemed necessary by CDFW.

Method of Monitoring: The permittee shall have a wintering burrowing owl survey completed prior to any construction activities scheduled to occur on the site from September 1 through January 31. The survey results shall be provided to the Napa County Planning, Building and Environmental Services. In the event any burrowing owls are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods and consultation will be sought with CDFW to develop appropriate measures to reduce potential impacts to burrowing owls which may include preservation of potential foraging habitat.

V.	**CULTURAL RESOURCES.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Discussion:

a./b. The project site is vacant and does not contain any structures. A Phase I Cultural Resources Assessment Gateway Road Project Napa County, California, dated February 21, 2025, was prepared by FirstCarbon Solutions (FCS). The study indicated that based on the results of the records searches, archival research, the positive results from the Native American Heritage Commission (NAHC) Sacred Lands File search for Tribal Cultural Resources (TCRs), Tribal correspondence, and the pedestrian survey, FCS considers the potential for the proposed project to have an adverse effect on historic or pre-contact cultural resources to be moderate. The results from the NAHC Sacred Lands File search were positive for the presence of TCRs in the project area. Buried site potential indicates that the entirety of the project site rests entirely upon Pliocene era deposits, which suggests a low potential for archaeological deposits. However, the project site has never been surveyed, and its proximity to Sheehy Creek increases the probability that cultural resources may be encountered during project construction. **Mitigation Measure CUL-1** would reduce impacts to historical and archaeological resources to less than significant. In the event resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

7.2 Archeological Finding.

"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building, and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to

analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."

c. No human remains have been encountered on the property and no information has been encountered that would indicate this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval noted above.

Mitigation Measures:

Mitigation Measure CUL-1 - Prior to ground disturbance activities on site, the project sponsor shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEA)] for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology and the site protection manager for the Yoche Dehe Wintun Nation tribe. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. Furthermore, the project sponsor shall sign the Cultural Sensitivity Training Agreement submitted by the Yoche Dehe Wintun Nation and deliver copes to the Napa County Planning, Building, & Environmental Services Department for the administrative file.

Method of Monitoring: The project sponsor/permittee shall coordinate with the Yoche Dehe Wintun Nation to ensure that the WEAP is completed prior to any construction activities, including signing the Cultural Sensitivity Training Agreement. Verification that the WEAP has been conducted shall be provided to the Napa County Planning, Building & Environmental Services Department. In the event any previously undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with condition of approval 7.2 Archeological Finding.

VI.	**ENERGY.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion:

Consistent with Public Resources Code Section 21100(b)(3), this impact analysis evaluates the potential for the proposed project to result in a substantial increase in energy demand and wasteful use of energy during project construction, operation and maintenance. The impact analysis is informed by Appendix G of the CEQA Guidelines. The potential impacts are analyzed based on an evaluation of whether construction and operation energy use estimates for the proposed project would be considered excessive, wasteful, or inefficient.

a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Project construction is anticipated to occur over eight months. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar construction sites within Napa County.

Once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would

not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant.

b. The transportation sector is a major end-user of energy in California, accounting for approximately 39 percent of total statewide energy consumption in 2014 (U.S. Energy Information Administration 2016). In addition, energy is consumed in connection with construction and maintenance of transportation infrastructure, such as streets, highways, freeways, rail lines, and airport runways. California's 30 million vehicles consume more than 16 billion gallons of gasoline and more than 3 billion gallons of diesel each year, making California the second largest consumer of gasoline in the world (CEC 2016). In Napa County, farm equipment (not including irrigation pumps) accounted for approximately 60% of agricultural emissions in Napa County in 2014, with the percentage anticipated to increase through 2050 (Napa County 2018 - https://www.countyofnapa.org/DocumentCenter/View/9247/Revised-Draft-Climate-Action-Plan).

With respect to transportation energy, existing energy standards are promulgated through the regulation of fuel refineries and products such as the Low Carbon Fuel Standard (LCFS), which mandates a 10% reduction in the non-biogenic carbon content of vehicle fuels by 2020. Additionally, there are other regulatory programs with emissions and fuel efficiency standards established by USEPA and the California ARB such as Pavley II/LEV III from California's Advanced Clean Cars Program and the Heavy-Duty (Tractor-Trailer) GHG Regulation. Further, construction sites will need to comply with State requirements designed to minimize idling and associated emissions, which also minimizes use of fuel. Specifically, idling of commercial vehicles and off-road equipment would be limited to five minutes in accordance with the Commercial Motor Vehicle Idling Regulation and the Off-Road Regulation 13. The proposed project would comply with these State requirements; see the Air Quality conditions of approval. Napa County has not implemented an energy action plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency or impede progress towards achieving goals and targets, and impacts would be less than significant.

Mitigation Measures: None are required.

VII. **GEOLOGY AND SOILS.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

d)	Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion:

a.

i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to the rupturing of a known fault.

ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the facility will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.

iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would reduce any impacts to a less than significant level.

iv.) The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) did not indicate the presence of landslides on the property.

b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the southern portion of the site is composed of soils in the Haire Loam (2-9 percent slopes) series which are characterized by slow or very slow runoff with little or no hazard of erosion. This nearly level soil type is found mainly on old alluvial fans and basins. Runoff is slow with a slight hazard of erosion. Project approval will require incorporation of best-management practices and will.be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.

c/d. According to preliminary geologic mapping of the St. Helena Quadrangle, performed by the California Geologic Survey (CGS-2004), the property is underlain by Late Pleistocene-Holocene fan deposits. Based on the Napa County Environmental Sensitivity Maps (Liquefaction layer) the project site has low susceptibility for Liquefaction. Development will be required to comply with the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.

e. The project will connect to municipal water service provided by the City of American Canyon and sewer service by Napa Sanitation District. “Will serve” letters have been submitted by the affected jurisdictions indicating that they have sufficient capacity to accommodate the water and wastewater demand of this project.

f. No paleontological resources or unique geological features have been identified on the property or were encountered when streets and infrastructure were constructed. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the standard condition of approval 7.2 identified in **Section V** above.

Mitigation Measures: None are required.

VIII.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022).[2] The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at https://www.countyofnapa.org/589/Planning-Building-Environmental-Services. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and

[2] https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines, April 2022

adequate for project impact assessment.

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the OPR Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact. A Winery Trip Generation Worksheet, dated August 21, 2024, concluded that the Project would generate a maximum of 72 net new daily vehicle and truck trips, which would have a less-than significant impact for VMT.

a-b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO2), methane, ozone, and the fluorocarbons, which contribute to climate change. CO2 is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed. As previously stated, this project includes the construction of a concrete tilt-up building with approximately 54,790 sq. ft. of floor area with approximately 49,790 sq. ft. of floor area for speculative wine production and warehouse/storage space, and approximately 5,000 sq. ft. of office area.

The BAAD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be

evaluated per the BAAD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
- Residential projects: 15 percent below the existing VMT per capita;
- Office projects: 15 percent below the existing VMT per employee; or
- Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study and VMT analysis. See section XVII. Transportation for additional detail.

The applicant proposes installing energy conserving lighting, providing bicycle incentives, connecting to recycled water, installing water efficient fixtures, implementing low-impact development, installing a water efficient landscape, installation of electrical vehicle charging stations, the site is accessible to public transit, limiting the amount of grading and tree removal and use recycled materials. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. If the proposed project adheres to these relevant design standards identified by BAAD, the requirements of the California Building Code, and the County's conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None are required.

IX.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?	☐	☐	☒	☐

Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less-than- significant impact.

b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the operations of a new winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.

c. There are no schools located within one-quarter mile from the proposed project site.

d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

e. The project site is located within two miles of the Napa County Airport and is therefore subject to the requirements of the County's Airport Compatibility Zone districts and the requirements of the Napa County Airport Land Use Compatibility Plan (ALUCP). The project site is located with Zone D1 of the ALUCP which is an area of inner traffic pattern, low noise impact, and low risk. The proposed use of the building is normally compatible with the risk and noise impacts associated with properties within Zone D1. County development regulations have been certified as meeting ALUCP compatibility requirements, and consequently the project is not subject to separate ALUC review because the project is not considered a Major Land Use Action as defined in the ALUCP. As noted above, the request includes increasing the height from 35-feet to a maximum of 45-feet. The Federal Aviation Administration has provided a Determination of No Hazard to Air Navigation, dated March 4, 2025, indicating that the requested building height does not exceed obstruction standards and would not be a hazard to air navigation providing certain conditions are met. Further, the FAA has also determined that the use of a crane during construction activities would not be a hazard to air navigation, letter dated February 10, 2025. Both letters will be included as project conditions of approval.

f. The proposed driveway that serves the project will be improved to comply with County standards and access around the building has been designed to accommodate fire apparatus and large trucks. The project has been reviewed by the County Fire Department and Engineering Division and found acceptable as conditioned. Therefore, the design of the project will not negatively impact or hinder emergency vehicle access.

g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires because the project is located within an urbanized area.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
	i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
	iv) impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion

The County requires all discretionary permit applications (such as use permits and ECPAs) to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies.

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's WAA guidance[3] requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the County's WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement

[3] The County's Water Availability Guidelines (adopted May 2015)

wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams." [4]

Public Trust: The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA).

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to complying with the Public Trust.

As noted above, the City of American Canyon will provide water for the project and has issued a will-serve letter indicating that they have adequate supply to accommodate the project's water demand. The will-serve letter concludes that according to the 2015 Urban Water Management Plans, adequate long-term supplies exist for all planning horizons and supply scenarios, except for the "2030 single-dry scenario". The Project will offset its new demand by paying an ZWF Mitigation fee that will be used by the City of American Canyon to further its water conservation efforts to reduce potable water demands throughout its Water Service Area. These efforts will have no significant impacts to the physical environment. Moreover, it is unlikely that additional long-term supplies will need to be developed to meet the new demands attributable to the Project and it would be unnecessarily speculative to analyze the potential impact of such an unlikely activity. Lastly, the City of American Canyon City Council adopted a Mitigated Negative Declaration in November 2003 in conjunction with the adoption of the Recycled Water Facilities Plan. That plan identifies a series of projects which in conjunction with the water conservation program will reduce potable water demands throughout its Water Service Area. Impacts caused by the implementation of the Recycled Water Facilities Plan are less than significant because the new recycled water distribution pipelines were to be located in existing paved public rights of way.

a. The proposed project will not violate any known water quality standards or waste discharge requirements. The project will discharge into an approved storm drainage system designed to accommodate the drainage from this site. The applicant is required to obtain a stormwater permit from the Regional Water Quality Control Board (RWQCB) which is administered in part by the County Engineering Division on behalf of the RWQCB. Given the essentially level terrain, and the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards.

b. The project will connect to municipal water provided by the City of American Canyon. No groundwater wells are associated with this property.

c. The proposed project will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. The project will incorporate erosion control measures appropriate to its maximum slope to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). As noted above, the project is required to comply with County Engineering Division requirements which are consistent with RWQCB standards. These established Best Management Practices have been successfully implemented on numerous previous projects within NVBPSP area. By incorporating erosion control measures, this project would have a less than significant impact. No substantial alteration of existing drainage is anticipated to occur. There will be an increase in overall impervious surface resulting from the new buildings, pavement, and sidewalks. However, given the size of the drainage basin, the increase in impervious surfaces will not discernibly change the amount of groundwater filtration or discernibly increase surface runoff from that which currently exists on site. Project impacts related to drainage patterns and off-site flows are expected to be less than significant.

d. The parcel is located within the Zone X flood boundary (500 year), considered an area of minimal flood hazard. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.

e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan. No impacts would occur.

[4] Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

Mitigation Measures: None are required.

XI.	**LAND USE AND PLANNING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion:

a./b. The proposed project would not occur within an established community, nor would it result in the division of an established community. The proposed project complies with the Napa County General Plan, the Napa County Zoning Ordinance, and related applicable County Code sections, the NVBPSP, and all other applicable regulations.

Mitigation Measures: None are required.

XII.	**MINERAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

a./b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII.	**NOISE.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

a./b. The project would result in a temporary increase in noise levels during construction of the winery and its infrastructure. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise impacts or operational impacts. Further, construction activities would occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

7.3. CONSTRUCTION NOISE Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

Any outdoor equipment would be subject to the following standard conditions requiring that any exterior winery equipment be enclosed or muffled and maintained so as not to create a noise disturbance.

The anticipated level of noise to occur following the completion of construction including operation of the facility would be typical of a winery or light industrial/manufacturing/warehouse/distribution use in an existing industrial park. The project is located within an industrial park and is not in an area where noise increases resulting from additional industrial development will impact sensitive receptor. The design of the proposed project, together with adherence to the County Noise Ordinance, would ensure the proposed project would not result in adverse noise impacts.

c. The proposed project site is located within compatibility Zone D1 of the Napa County Airport, the primary traffic pattern zone. This is an area of frequent aircraft overflight at low elevations. As such, persons on the project site will be exposed to noise from regular aircraft overflight. The Napa County Zoning Code, section 8.16.070 Exterior noise limits, lists the maximum allowable level for Industrial areas as 75 dbA. Based on the County General Plan Community Character Element, figure CC-1: Napa County Airport Projected Noise Levels (dBA CNEL), the project site is located outside of the airport area projected to have levels of 55 dbA or less, which is less than the maximum allowed in the Industrial area. Therefore, the location of the project within the airport land use area will have a less than significant impact on people working in the project area. The nature of the uses allowed in the Industrial Park (IP) zoning is not sensitive to increased noise levels from aircraft, and is considered compatible with aircraft operations.

Mitigation Measures: None are required.

XIV.	**POPULATION AND HOUSING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion:

a. The project site is currently vacant and located in a developing industrial area. The project will increase the number of jobs within the industrial park. However, given the size of the project, the new jobs are considered to be relatively small compared to the overall business park and nearby communities; therefore, this increase in jobs will not contribute to a cumulatively considerable increase in the demand for housing units within Napa county and the general vicinity. Furthermore, the County has adopted a Housing Element which identifies locations for new affordable housing, and adopted a development impact fee, included as a standard condition of approval, as follows:

"*Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107 or as may be amended by the Board of Supervisors."*

The fee provides funds for constructing affordable housing to off-set the cumulative existing affordable housing shortage in the County. The fee is paid at the time building permits are issued. This fee is charged to all new non-residential developments based on the gross floor area of non-residential space multiplied by the applicable fee by type of use as required under Chapter 18.107, of the Napa County Code and is considered to reduce housing impacts to a less than significant level.

b. There are no existing homes on, or adjacent to, the project site. The project will not result in the displacement of any housing units or people.

Mitigation Measures: None are required.

XV.	**PUBLIC SERVICES.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire protection?	☐	☐	☒	☐
	ii) Police protection?	☐	☐	☒	☐

iii)	Schools?	☐	☐	☒	☐
iv)	Parks?	☐	☐	☒	☐
v)	Other public facilities?	☐	☐	☒	☐

Discussion:

a. The proposed project will have a less than significant impact on public services. Fire protection measures are required as part of the development and there would be no expected impact to response time as the property has good public road access. School impact mitigation fees will be levied with the building permit application. These fees assist local school districts with capacity building measures, and by law are considered full mitigation for any impacts. The project will have little impact on public parks. County revenue resulting from building permit fees, and property tax increases will help meet the costs of providing public services to the property.

Mitigation Measures: None are required.

XVI.	**RECREATION.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion:

a./b. This application proposes a new winery building and on-site employment. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities. This project does not include recreational facilities that would have a significant adverse effect on the environment.

Mitigation Measures: None are required.

XVII.	**TRANSPORTATION.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐
e)	Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	☐	☐	☐	☒

Discussion:

a./c./d. As proposed the project would not conflict with any plans, ordinances or policies addressing the circulation system. Existing pedestrian and transit facilities serving the site consist of existing sidewalks on the adjoining parcels and a bus stop located approximately 1,300 feet from the project site. Driveway access to the public right-of-way shall conform to the latest edition of the Napa County Road and Street Standards. The project shall construct improvements along Gateway Road East fronting the property, such as but not limited to curbs and gutters, ADA ramps, utility call outs, traffic control devices such as signing and striping, consistent with the NVBPSP design standards for minor streets. Improvement plans shall be prepared by a Registered Civil Engineer, in compliance with the NVBPSP and the Napa County Road and Street Standards, for approval by the Department of Public Works. If needed, additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. Improvement plans and right-of-way dedication, if needed, shall be completed prior to issuance of any permits. Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

All new connections to a public right-of-way shall require an encroachment permit. An encroachment permit, with the associated fee deposit, will be required during the building permit phase.

As mandated by Napa County, projects within the Napa Valley Business Park are responsible for paying "fair share" costs for the construction of improvements to impacted roadways within the Napa Valley Business Park. Since 1990, the County has imposed and collected traffic mitigation fees on all development projects with the Napa Valley Business Park. A developer's "fair share" fee goes toward funding roadway improvements within the Napa Valley Business Park area including improvements designed to relieve traffic on State Highways. The traffic mitigation fee is further described in Board of Supervisor's Resolution 2021-132. For this project, a traffic mitigation fee based on PM peak hour vehicle trips will be imposed and collected prior to the issuance of a building permit as determined by the Director of Public Works. In 2022 the Department of Public Works updated the Napa Velley Business Park traffic mitigation fee program. That program specifically addresses, and the associated fees will mitigate cumulative impacts at the 2008 General Plan revision sunset date of 2030. Cumulative traffic impacts at the 2030 horizon will be addressed by that larger document and are therefore not a specific subject of this review.

The applicant/permittee shall submit a Transportation Demand Management (TDM) Plan that will include measures to reduce vehicle trips, prior to issuance of a Building Permit. The measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities. Implementation and monitoring shall be included in the Final TDM Plan.

The project shall install secure long-term bicycle parking for use by employees. Bicycle parking should be provided per the County of Napa Municipal Code.

b. As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects

development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new CEQA Guidelines and the OPR Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 sq. ft, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. OPR determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 sq. ft". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Based on the County's winery trip generation assumptions, the proposed project would be expected to generate 72 new daily trips on a Friday and Saturdays, including 25 new trips during Friday p.m. peak hour and 30 during the Saturday p.m. peak hour. During harvest the proposed project would be expected to generate 23 new daily trips on a Friday and Saturdays, including eight (8) new trips during the Friday p.m. peak hour and nine (9) during the Saturday p.m. peak hour. The trip generation does not exceed 110 net new daily trips; therefore, the TIS that was prepared did not require the full operation study as the County Winery Trip Generation Worksheet estimated less than 110 net new daily passenger vehicle trips.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Based on maximum employee and visitor/guest data for the harvest/crush season, the proposed project would be expected to generate 72 daily trips on a weekday and 72 daily trips on a Saturday, which is below the 110 trip threshold in the Office of Planning and Research guidelines and the County's TIS Guidelines and VMT screening criteria. As required by the Department of Public Works Conditions of Approval, dated October 29, 2024, a Traffic Demand Management (TDM) Plan will be required with the intent of reducing vehicle miles traveled by a minimum of 15%. The Department of Public Works has reviewed the project and approved it as conditioned. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. The Napa County Fire Department and Engineering Division have reviewed the proposed plans for access and circulation and found them to be in compliance with the Napa County Road and Streets Standards. Impacts would be less than significant.

e. Developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. The project has been designed with 55 spaces, four (4) of which will be accessible, to meet the requirements of the NVBPSP. The proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures: None are required.

XVIII.	**TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
	a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	☐	☐	☐	☒
	b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion:

a./b. On April 24, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The 30-day response period ended on May 24, 2025, and no responses were received from Yocha Dehe Winton, Middletown Rancheria, or Mishewal Wappo. A response was received from the Yocha Dehe Wintun Nation on May 28, 2025, highly recommending including cultural monitors during development and ground disturbance. This request has been included as condition of approval 7.5.

Mitigation Measures:

XIX.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
	a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
	c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
	d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a./b./c. The project would not require the construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The project site is located in an area planned for industrial development and existing water and wastewater treatment facilities have been sized to accommodate the proposed project.

The project will receive water from the City of American Canyon. On October 23, 2007, the City of American Canyon adopted a Zero Water Footprint (ZWF) Policy which defines a ZWF as "no net loss of water service reliability or increase in water rates to the City of American Canyon's existing water service customers due to requested increase demand for water within the City's water service area." The City prepared a Request for Water Service ("Will-Serve" Letter) dated November 15, 2024, incorporated herein by reference, to determine if the requested water service is consistent with City ordinances, policies and practices; whether the City's water supply is sufficient to grant the request; and, establish a water allocation for the property. The Will-Serve Letter indicates the property has a baseline water footprint of zero gallons per day (gpd) because the project site is undeveloped and has no historic water use. The request includes an anticipated water demand of 2,631 gpd average daily demand (ADD) and 7,080 gpd maximum day demand (MDD.) The City has determined that in order to comply with the City's Zero Water Footprint (ZWF) Policy the applicant must offset the new ADD. According to the Will-Serve Letter, the applicant has committed to a financial contribution to the City's Zero Water Footprint Mitigation Fund which is the primary funding source for the City's Water Conservation Program. Payment of the mitigation funds offset the property's increased ADD. In accordance with the WSR, the City has issued a will-serve letter for water service subject the ZWF offset described above and other conditions outlined in the City's letter received November 15, 2024, and incorporated as conditions of project approval.

The project will occur within an urbanized area and connect to a publicly maintained wastewater treatment system. The wastewater provider, Napa Sanitation District (NSD), has provided a Will Serve letter, dated April 4, 2025, and NSD will provide sanitary sewer and recycled water service to this project. NSD also understands that the proposed building will dispose of industrial process wastewater using a hold-and-haul system, which NSD does not object. Alternatively, NSD will provide industrial sewer service to the parcel, if the applicant meets NSD's standards for industrial users. The NSD's wastewater treatment plant complies with all water quality discharge requirements, and therefore the project will comply with regional water quality control standards and therefore has a less than significant impact.

The proposed project includes self-retaining areas, as well as bioretention areas that in combination would serve as both stormwater quality and runoff management measures. Work areas of the proposed winery would be enclosed and process wastewater will be held in an underground storage tank, then plumped and hauled away ("hold and haul" system). Grading for construction of the bioretention basins, and storm drain pipelines would occur concurrently with site grading associated with the winery construction, which would be subject to the dust suppression measures listed in section III, Air Quality, of this initial study. The new drainage system will be designed by a qualified engineer and is subject to review and approval by the Engineering Division. The Engineering Division has included conditions of approval requiring that the drainage system be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division prior to the commencement of any on site land preparation or construction.

The electric power and natural gas provider has provided a letter which states that gas and electric service is available for the proposed project.

d/e. Non-recyclable and non-organic waste generated on the property is collected by Napa Recycling and Waste Services (NRWS) and ultimately deposited at the Keller Canyon Landfill (located in unincorporated eastern Contra Costa County), which, having reached roughly 15 percent of its capacity in the first 12 years of its approximated 50 years of operation (which began in 1992), and extrapolating that same rate of material to date, has adequate capacity remaining to accommodate any non-recyclable and non-organic waste generated from the proposed winery.

Mitigation Measures: None are required.

XX.	**WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b)	Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

a-d. There are no project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is generally flat with slopes ranging from 0-5% and is located within the business park area near the Napa County Airport, less than one mile from a fire station. There are currently no overhead power lines within the vicinity of the project site, nor will any new overhead power lines be constructed in the area. The proposed driveway improvements would provide adequate access to the site from Gateway Road East. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None are required.

XXI.	**MANDATORY FINDINGS OF SIGNIFICANCE**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The site has been previously disturbed and does not contain any known listed plant or animal species. The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section IV above, although no special-status species were found during site surveys, mitigation measures are proposed to conduct pre-construction surveys in the event that special-status species utilize the site prior to construction. All potential biological related impacts would be less than significant, with mitigation. As identified in Section V above, no known historically sensitive sites or structures, archaeological or paleontological resources, sites of unique geological features have been identified within the project site. No historic or prehistoric resources are anticipated to be affected by the proposed project nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard condition of approval and mitigation measure would be incorporated into the project. Impacts would be less than significant.

b. The project does not have impacts that are individually limited but cumulatively considerable. Potential air quality, greenhouse gas emissions, hydrology, and traffic impacts are discussed in the respective sections above. The analysis determined that all potential impacts were less than significant and would not contribute significantly to cumulative impacts. The project does not propose new development that would have a significant impact on the environment or substantially change the existing conditions. With the imposition of standard and project specific conditions of approval, the project does not have impacts that are individually limited, but cumulatively considerable.

c. There are no schools or hospitals housing sensitive receptors within a quarter-mile of the winery site. Noise from construction that would occur with construction and installation of the proposed site improvements would be temporary, lasting approximately eight months, would be limited to day time hours, and would be subject to best management practices intended to limit fugitive dust and protect stormwater quality. Ongoing operations of the winery are also anticipated to have less than significant noise impacts on nearby residences due to distance between those residences and the proposed tasting room patio and partially enclosed work area.

Mitigation Measures: None are required

Potential Environmental Impacts	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Mitigation Measure BIO-1 – Swainson Hawk. Minimize impacts to nesting birds and Swainson's Halk Foraging Habitat Mitigation	If, prior to Project construction activities, nesting SWHA are detected within 0.25 miles of the Project site, impacts to SWHA foraging habitat shall be quantified by a qualified biologist based on the final Project design plans, and the Project shall obtain written acceptance of the acreage of foraging habitat impacts from CDFW. Prior to Project construction, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) purchase of SWHA foraging habitat credits at a CDFW-approved mitigation bank, unless otherwise approved in writing by CDFW. If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15.	The permittee shall have a Swainson's hawk nesting survey completed prior to any construction activities scheduled to occur on the site from March 1 through September 30. The survey shall also be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline). The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services.			

Mitigation Measure BIO-1 – Swainson Hawk. Minimize impacts to nesting birds. Continued	Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.	In the event If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.	P	PD, DFW	PC __/__/__
Mitigation Measure BIO-2 – Western Pond Turtle. Minimize impacts to Western Pond Turtle.	No more than two weeks prior to the commencement of ground-disturbing activities, a Qualified Biologist shall perform surveys for western pond turtles and other aquatic species within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW. Surveys will encompass individual turtles and nest sites. An additional survey shall occur no more than 48 hours prior to Project activities. If a pond turtle or nest site is detected at any time, CDFW shall be notified immediately. Survey results shall be submitted to CDFW prior to construction activities. All western pond turtles observed on-site shall be avoided and allowed to leave the Project activity area of their own volition or may be relocated with prior written approval from CDFW. Any turtle nest sites shall be avoided with an appropriate buffer identified by a Qualified Biologist and accepted in writing by CDFW.	The permitted shall have a survey for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW completed no more than two weeks prior to the commencement of ground-disturbing activities. An additional survey shall occur no more than 48 hours prior to Project activities. The survey results shall be provided to the Napa County Planning, Building & Environmental Services.	P	PD, DFW	PC __/__/__

Mitigation Measure BIO-3 – Nesting Bird Avoidance. Minimize impacts to nesting birds.	If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found; Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances.	The permittee shall have a preconstruction nesting bird survey completed prior to any construction activities scheduled to occur on the site from February 15 through August 31. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found.			

Mitigation Measure BIO-3 – Nesting Bird Avoidance. Minimize impacts to nesting birds. Continued	Abnormal nesting behaviors which may cause reproductive harem include, but are not limited to, defensive flights/vocalizations directed toward project personnel, standing up from a grooming position, and flying away from the next. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.	Establish a clearly marked no-disturbance buffer around the nest site. The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services. Following the "clear and Grub" of the project site, and prior to the commencement of project-related trenching or grading, an Archaeologist who meets the Secretary or the Interior's Professional Qualifications Standards for archaeology conduct an updated survey. This shall be followed by Worker Environmental Awareness			
Mitigation Measure BIO-3 – Nesting Bird Avoidance. Minimize impacts to nesting birds. Continued		Program WEAP training for archaeological resources to be given to all construction personnel directly involved with project-related ground disturbance. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may found within the project site, and procedures to be followed in the event such resources are encountered.	P	PD, DFW	PC __/__/__

Mitigation Measure BIO-4 – Burrowing Owl Avoidance. Minimize impacts to burrowing birds.	A qualified biologist shall conduct a habitat assessment and surveys for wintering burrowing owls prior to construction if construction starts during the burrowing wintering season (September 1 to January 31) Surveys shall be conducted if warranted based on the habitat assessment. The habitat assessment and surveys shall follow the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds) and the qualified biologist shall prepare a report documenting the survey results. The habitat assessment and surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 meters (1,640 feet) around the Project site pursuant to the above methodology. Habitat assessments and surveys shall occur each year of Project construction, as conditions may change annually and suitable refugia for burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.	The permittee shall have a wintering burrowing owl survey completed prior to an construction activities scheduled to occur on the site from September 1 through January 31. The survey results shall be provided to the Napa County Planning, Building and Environmental Services. In the event any burrowing owls are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods and consultation will be sought with CDFW to develop appropriate measures to reduce potential impacts to burrowing owls which may include preservation of potential foraging habitat.	P	PD, DFW	PC __/__/__
Mitigation Measure BIO-5 – Burrowing Bird Avoidance. Minimize impacts to burrowing birds. Continued	Surveys for non-breeding burrowing owls shall be spread over four visits during the nonbreeding season (i.e., wintering), September 1 to January 31. Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 meters (1,640 feet). Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.				

Mitigation Measure BIO-5 – Burrowing Owl Avoidance. Minimize impacts to burrowing birds. Continued	If take of burrowing owl (BUOW) cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities commence. Take is likely to occur and the Project shall obtain an ITP if: 1) BUOW surveys of the Project site detect BUOW occupancy of burrows or burrow surrogates, or 2) there is sign of BUOW occupancy on the Project site within the past three years and habitat has not had any substantial change that would make it no longer suitable within the past three years. Occupancy means a site that is assumed occupied if at least one BUOW has been observed occupying a burrow or burrow surrogate within the last three years. Occupancy of suitable BUOW habitat may also be indicated by BUOW sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. If BUOW, or their burrows or burrow surrogates, are detected within 500 meters (1,640 feet) of the Project site during BUOW surveys, but not on the Project site, the Project shall consult with CDFW to determine if avoidance is feasible, or an ITP is warranted and shall obtain an ITP if deemed necessary by CDFW.		P	PD, DFW	PC __/__/__

Mitigation Measure CUL-1 – Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program. Minimize impacts to historical and archaeological resources	Prior to ground disturbance activities on site, the project sponsor shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEA)] for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology and the site protection manager for the Yoche Dehe Wintun Nation tribe. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do an who to contact if any potential cultural resources or tribal cultural resources are encountered. Furthermore, the project sponsor shall sign the Cultural Sensitivity Training Agreement submitted by the Yoche Dehe Wintun Nation and deliver copes to the Napa County Planning, Building, and Environmental Services Department for the administrative file.	The project sponsor/permittee shall coordinate with the Yoche Dehe Wintun Nation to ensure that the WEAP is completed prior to any construction activities, including signing the Cultural Sensitivity Training Agreement. Verification that the WEAP has been conducted shall be provided to the Napa County Planning, Building & Environmental Services Department. In the event any previously undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with condition of approval 7.2 Archeological Finding.	P	PD	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept

PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

“D”

Use Permit Application Packet

Gateway 24 Use Permit P24-00134-UP
Planning Commission Hearing Date (August 6, 2025)

Received May 24, 2024

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

Received 5/24/24

A Tradition of Stewardship
A Commitment to Service

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact
Name: SHEA ROUDA
Mailing Address: 220 Montgomery St, Suite 315
City: San Francisco State: CA Zip: 94104
Phone: 64-562-1456
E-Mail Address: srouda@phelandevco.com

Property Owner Contact
Name: Gateway 24 Napa LLC
Mailing Address: Same as Applicant
City: State: Zip:
Phone: Same as applicant
E-Mail Address:

Agent Contact
Name: Same as applicant
Mailing Address:
City: State: Zip:
Phone:
E-Mail Address:

Other Representative Contact
☐ Engineer ☐ Architect ☐ Agent
Name:
Mailing Address:
City: State: Zip:
Phone:
E-Mail Address:

Property Information

Project Name: Gateway 24 Napa
Project Address: Gateway Road
Assessor's Parcel Number(s): 057-200-039-000
Size of site (acreage and/or square footage): 4.33 acres
General Plan Designation: IP Industrial Zoning: IP/AC

Application Type[1]

File No(s) P24-00134

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: ☐ Track I ☐ Track II ☐ Admin Viewshed ☐ Fence Entry Structure Permit ☐ Land Division/Mergers ☐ Site Plan Approval/Modification ☐ Winery Administrative Permit ☐ Other Very Minor Modification ☐ Addressing ☐ Signs **Temporary Event:** ☐ 51-400 ☐ 401+ ☐ Late Application Submittal ☐ Application Entitled to Fee Waiver ☐ Other:	**Major Modification:** ☐ Winery ☐ Other **Use Permit:** ☑ Winery ☐ Other ☐ Viewshed ☐ AG Preserve Contract ☐ Development Agreement ☐ Airport Land Use Consistency Determination ☐ General, Specific or Airport Land Use Plan Amendment ☐ Variance ☐ Zoning Map/Text Amendment ☐ Road Exception ☐ Con. Reg. Exception ☐ Other:	☐ Certificate of Legal Non Conformity ☐ Other Minor Modification ☐ Road Exception ☐ Small Winery Exemption ☐ Winery Minor Modification ☐ Variance ☐ Viewshed ☐ Other: **Misc. Services** ☐ Use Determination ☐ Status Determination ☐ Other:

[1]: **Include corresponding submittal requirements for each application type.**

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

Received WA [X] **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.

Received WA [X] **Application Fee:**

Use Permit/Major Modification (All Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of **$10,000. Check made payable to County of Napa.**

N/A **Small Winery Exemption (Winery Uses): Total fees are based on actual time and materials and flat fees. A deposit in the amount of $5,000. Check made payable to County of Napa.**

N/A **Minor Modification (Winery Uses): Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.**

N/A **Administrative Permit (Winery Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of $1,500. Check made payable to County of Napa.**

N/A **Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.**

N/A **Very Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.**

Received WA [X] **Read and Sign the Hourly Fee Agreement**

Received WA [X] **Detailed Project Description: T**he Project Description should address all of the applicable items listed below:

Received WA 1. Existing site conditions and uses.

Received WA 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.

Received WA 3. Days of the week and hours of operation.

Received WA 4. Maximum number of employees per shift and hours of shifts.

Yes, FAA, City of American Canyon: water & sewer 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?

6. What is your water supply? How/where is liquid/solid waste disposed?

Received electronically WA [X] **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans consistent with information contained in the ***Building Division – Design Information - Sample Site Plan Handout:*** https://www.countyofnapa.org/1890/Building-Documents .

Received electronically WA [X] **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17"copies of plans with the following information and details:

1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
2. Use of each area within each structure/building.
3. Location of emergency exists.

Received electronically WA [X] **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans with the following information and details:

1. All relevant dimensions.
2. Exterior materials.
3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☒ **Technical Information and Reports**

Received WA The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.

N/A, trips generated are below 110-trip threshold 2. Traffic Study consistent with Traffic Impact Study Preparation Requirements Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.

Received WA 3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)

N/A WA 4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)

Received WA 5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)

N/A WA 6. Water Availability/Groundwater Study (consistent with the *WAA Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: https://www.countyofnapa.org/876/Water-Availability-Analysis .

N/A WA 7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____acres

Tree canopy cover to be removed: 0 acres _____%

Tree canopy cover to be retained: _____acres _____%

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____acres

Understory to be removed: _____acres 0 %

Understory to be retained: _____acres 100 %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website: https://www.countyofnapa.org/DocumentCenter/View/12882/WQTPO-implementation-guide?bidId=

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

Received WA ☒ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).

Received WA ☒ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)

N/A WA ☒ Visual Impacts Study (Photographic simulations)

N/A WA ☒ Geological/Geotechnical Hazard Report – Alquist Priolo Act

N/A WA ☒ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway

Received WA ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)

☐ Other: _____

☐ Other: _____

☐ **Additional Information Required by the Environmental Health Department:**

N/A WA 1. Soil Evaluation Report if an on-site septic system is proposed.

N/A WA 2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.

N/A WA 3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.

N/A WA 4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.

N/A WA 5. Completed Business Activities form, enclosed.

Received WA 6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.

N/A WA 7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at https://www.countyofnapa.org/1904/Environmental-Health-Division for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

N/A WA 2020 Napa County Road & Street Standards
https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-PDF

N/A WA Project Guidance for Stormwater Compliance
https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF

N/A WA BASMAA Post-Construction Stormwater Management Manual
https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

N/A WA Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance
https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF

☒ ***Please Note***
While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

☒ **Plans and Studies provided electronically via file share (coordinated at intake).**
Received WA

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Print Name of Property Owner	Print Name Signature of Applicant (if different)
Signature of Property Owner Date	Signature of Applicant Date

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

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Gateway 24 Napa, LLC

Print Name of Property Owner

Print Name Signature of Applicant (if different)

SLG 5/1/24

Signature of Property Owner Date

Signature of Applicant Date

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

SW 5/1/24
Property Owner's Signature and Date

Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

SW 5/1/24
Applicant's Signature and Date

	Application Fees	
Date Received: _____	Deposit Amount	$
Received by: _____	Flat Fee Due	$
Receipt No. _____	Total	$
File No. _____	Check No	

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Marketing Events*	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Food at Marketing Events	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Will food be prepared...	☐ On-Site?	☐ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☐ Newly Proposed	☒ None
Wine Sales/Consumption – AB 2004	☐ Existing		☐ Proposed	☒ None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370 - http://library.municode.com/index.aspx?clientId=16513*

Production Capacity *

Please identify the winery's...

Existing permitted production capacity: N/A gal/y Per permit : _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Average 3 year production: _____ gal/y

Proposed production capacity: 250,000 GAL/Yr

** For this section, please see "Winery Production Process".*

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	_____ existing	_____ proposed
Maximum weekly tours/tastings visitation:	_____ existing	_____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	_____ proposed
Production days and hours[1]:	_____ existing	7days/wk 6am-8pm proposed

[1] It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C). The project description should include information on location and quantity of grapes.

N/A

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

N/A

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

N/A

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

N/A

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. N/A acres

Proposed +/- 8,770 sq. ft. ± .2 acres

Winery Coverage. Consistent with the definition at "b.," and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

55,940 sq. ft. ± 1.2 acres ± 47 % of parcel

Production Facility. Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. Proposed ± 48,570 sq. ft.

Accessory Use. Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing N/A sq. ft. N/A % of production facility

Proposed ± 6,200 sq. ft. ± 12 % of production facility

Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

☒ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)

☐ Marketing Events and/or Temporary Events (Class III)

Expanded or New Cave:

☒ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)

☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total)	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Cave area (Production)	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Cave area (Accessory)	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: ± 7,800 sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Cave Spoils total:		Proposed: _____ cy.

Cave Spoils Use: ☐ Onsite ☐ Offsite

USE PERMIT APPLICATION

GATEWAY 24 NAPA

APPLICATION PROPOSAL STATEMENT

APPLICANT:

Shea Rouda – Phelan Development

220 Montgomery St, Suite 1069

San Francisco, CA 94104

614.562.1456

APN: 057-200-039-000

ACREAGE: 4.33 acres

ZONING DESIGNATION: IP:AC - Specific Plan (Industrial Park, Airport Compatibility, Napa County Business Park Plan Specific Plan)

LOCATION: Gateway Road West, Napa

RESPONSES TO APPLICATION STATUS LETTER 1/31/2025

Responses are formatted to match the numerical order of the comments received in the Application Status Letter addressed to Applicant dated January 31, 2025:

Planning

1. Parking has been updated to match code requirements. 55 parking stalls have been provided.

2. Although the project does not need an ALUCP review, the property still needs a Planning Commission approval for the increased height requirements and necessitates Variation Findings listed in the Napa Vally Business Park Specific Plan Section H, 1-3 and Napa County Code Section 18.40.250.D35' setback from the stream line has been added onto the site plan per County feedback during our meeting on February 19, 2025.

Napa County Code Section 18.40.250.D:

a. Superior Design & Environmental Impact
The project offers a well-designed, environmentally considerate facility with enclosed processing, stormwater controls, and water/wastewater systems.

b. Cohesive Site Design
The architecture, landscaping and lighting are thoughtfully integrated to ensure a cohesive and visually attractive site.

c. Protection of Natural Resources & Views
The site plan preserves key site features, with attention to adjacent wetlands and vegetation, and incorporates a compact footprint to minimize disturbance.

d. Consistency with Specific Plan
The proposal aligns with the Napa County Airport Industrial Area Specific Plan's land use, density, and design criteria, as well as airport compatibility.

e. Traffic Impacts & Site Circulation
Internal circulation is efficient, with clear vehicular and pedestrian access, sufficient parking, and minimized impact on surrounding roads.

f. Alternatives to Auto Travel
The plan includes provisions for bicycle parking and supports potential public transit access, encouraging non-automotive transportation options.

g. Open Space & Landscaping
Landscaping enhances aesthetics, screens service areas and parking, and contains usable open space for employees.

h. Design Principles & Screening
The structure respects scale and form, uses compatible materials, and blends into surroundings.

i. Common Area Features & Signage
Signage, lighting, and landscaping are scaled appropriately, consistently themed, and integrated to enhance the site without overwhelming it.

j. Joint Use & Maintenance Provisions
The project has secured approval from the Gateway Business Park Owners Association, ensuring ongoing use and maintenance of shared areas.

Napa Vally Business Park Specific Plan Section H, 1-3

1) Compliance with Variation Procedures
The proposed modifications have been prepared in accordance with the applicable variation procedures outlined in Title 18 of the Napa County Code and are consistent with the zoning of the subject property.

2) Superior Aesthetic, Environmental, or Economic Benefit
The proposed adjustments—particularly related to building height—support a well-integrated architectural design, efficient winemaking operations, and sustainable resource use, offering superior environmental and aesthetic outcomes compared to baseline standards.

3) Consistency with Airport Safety Regulations
The project is in Zone D and has received FAA clearance for both temporary and permanent height variances, ensuring full compliance with all applicable airport safety standards.

3. 35' setback from the stream-line has been added onto the site plan per County feedback during our meeting on February 19, 2025.

4. Earthwork summary has been added and earthwork will avoid any stream setback.

5. The meeting on February 19, 2025 with Wendy Atkins was extremely helpful and we are very appreciative of the time and help the county has made available to us.

Environmental Health

1. Will serve letter from NapaSan includes a reserve area and approval for our hold and haul system. A new wastewater system feasibility report has been included in this submittal that satisfies design criteria and standards for a hold and haul.

RESPONSES TO APPLICATION STATUS LETTER 10/31/2024

Responses are formatted to match the numerical order of the comments received in the Application Status Letter addressed to Applicant dated October 31, 2024:

Planning

2. A will serve letter from American Canyon has been obtained and added into our Sub3 folder.

4. The intention of asking for a height variance is to create a more economically viable building. Additional height allows us to service a great number of tenants, ensuring the building remains occupied and avoids the unsightly issues that come with vacancy.

Additionally, the building directly west of us (144 Gateway Rd E. – which is also closer to the airport than our project) has a building height of 40+ feet. We would maintain a similar height, while being positioned slightly farther away from the airport.

Lastly, according to the advice of Mark Witsoe, the Airport Manager, we will seek:

- Approval of the development by ALUC.
- Convey an avigation easement to the County allowing for overflight, noise, and emissions from aircraft.
- Submit two separate 7460-1 notices of proposed construction to the FFA, one for crane lifts and one for a determination of no hazard to aircraft from the building height.

6. The site plan has been updated with three points demonstrating the creek setback distance. Our previous submittal (Sub2) also included two documents supporting our setbacks, one titled "Sub2 –

Supp" from Dana Morrison, our pre-app assigned planner, that mentions the County found that our "proposed development appears to adequately and appropriately delineate the required setback from Sheehy Creek."

That report reviewed by Dana and prepared by our biologist is also included in Sub2, labeled "Sub2 – Biological Study," with specific reference to the setback located towards the end of the document and titled "Attachment E."

Environmental Health

1. No process wastewater will be disposed of through the NSD sewer connection. Only domestic wastewater will be disposed through Napa San.

We attempted to retrieve a waiver from Napa San for the hold and haul (a Zero-Waste Discharge Permit) but have been told this cannot be issued until they've received approved plans for the development from the County and inspected the project.

Gavin Glascott, Civil Engineer at Napa San, mentioned "there shouldn't be an issue with you obtaining a zero-waste discharge permit when the time comes, it's just a little premature at this point." This communication with Napa San has been added into our Sub3.

[Updated Project Overview Included on Following Pages]

DESCRIPTION OF REQUEST and PROJECT DESIGN

The Applicant requests approval of a 250,000-gallons-per-year winery located in a single +/- 54,770 s.f. structure located at Gateway Road West (APNs 057-200-039-000) (the Facility). The Facility will include wine production and warehouse/storage space, office space, and an employee breakroom and laboratory space.

A crush pad is proposed for construction in the building. The proposed winery will not process grapes outdoors, and the loading dock area plans to be fitted with a standard 6-foot overhang and stormwater collection, storage and dissemination infrastructure.

No tasting, marketing events and retail wine sales will occur at the Facility.

The ±4.33-acre property (Property) is currently an infill, vacant site adjacent to a large winery that is on the west side of Gateway Rd and a winery distribution building to the south on Gateway Rd.

HOSPITALITY and RETAIL SALES

There will be no tours, tastings, or retail sales conducted on the property.

WATER and WASTEWATER

The City of American Canyon has allotted 2,814.5 gallons of municipal drinking water per day to the 4.33acre Property (4.33-acres x 650 gallons/acre/day). On an annual basis, this equates to +/-1,027,293 gallons/year. This water will be used for all winemaking and domestic needs at the Facility. Water used for landscaping on the Property will be supplied via a hookup to the reclaimed water system maintained by NSD. A Will-Serve Application has been prepared and will be submitted to the City of American Canyon to establish the water supply entitlement for the Property.

Process wastewater will be held in an underground storage tank, then pumped and hauled away (“hold and haul” system). No process wastewater will be released into the sewer. Domestic wastewater will be directly disposed of through the NSD sewer connection. A sewer feasibility report has been conducted in conjunction with the hold and haul system.

ZONING STANDARDS

The Property is located in the Airport Industrial Area (AIA) and is currently undeveloped. The surrounding uses include industrial/warehouse buildings to the west and south, one story office buildings to the east and an airport to the west. Several wine production, storage and fulfillment facilities are located nearby. The proposed use is consistent with the current AIA zoning and master plan. The proposed design meets all applicable requirements, including road and stream setbacks, as well as those associated with the Property's proximity to the Napa County Airport.

The Property is designated Light Industrial/Business Park by the 1986 AIASP and is zoned IP:AC, Industrial

Park, Airport Compatibility, within the Napa County Business Park Plan Specific Plan). The IP zoning district allows wineries with the approval of a Use Permit by the Napa County Planning Commission. The proposed building is architecturally designed to be compatible with the existing development in the project vicinity and provide an attractive view from nearby roadways and other properties. Landscaping is proposed that will further enhance the aesthetics of the project. This project is consistent with the zoning district and all zoning ordinance standards and the AIASP.

PARKING

The proposed development consists of mixed occupancy: production space, storage/warehousing space, office, and employee breakroom and laboratory space. Based on usable tenant spaces and the County's required parking ratios, the proposed project requires 55 spaces.

We plan to develop the Property with 55 parking spaces. This ensures adequate parking for the project as proposed

AIRPORT LAND USE COMPATIBILITY PLAN/AIRPORT COMPATIBILITY ZONING CONSISTENCY

The subject property is located within Zone D1 (Traffic Pattern Zone) of the Napa Countywide Airport Land Use Compatibility Plan (ALUCP), which is intended to address areas routinely overflown by aircraft between 300 and 1,000 feet above ground level and subject to occasional single-event noise intrusion. According to Exhibit 5-4 (page 5-11) of the ALUCP, Zone D1 is classified under the Compatibility Zone Delineation for land use planning purposes.

Per the land use categories in the ALUCP, the proposed use falls under "Light Industrial, Low Intensity," which is generally considered compatible within Zone D1. This compatibility is based on both the nature of the use and its limited intensity, in terms of both occupancy and structural development.

The project proposes a building height of 45 feet to meet the operational needs of the winery tenant. Although this exceeds the typical ALUCP height restriction, the applicant has secured both FAA approval for a temporary crane above this height and a permanent variance from the ALUC for the building itself.

ENVIRONMENTAL and CULTURAL RESOURCES

The Environmental sensitivity maps on file with the Napa County Conservation, Development & Planning Department have been reviewed. The Property is not identified as containing any cultural resources or geologic hazards and it is not in the flood plain. It is not located in a groundwater deficient area. Due to the proximity of the Facility to Sheehy Creek, and subsequent to communications with PBES staff, the Property has been evaluated for the presence of cultural and sensitive ecological resources.

A cultural resource records search revealed no recorded archeological resources on the Property. As recommended, however, the Applicant (or County Staff) will contact local Native American tribe(s) regarding traditional, cultural, and religious heritage values potentially associated with the Property. A

pre-construction field survey will also be conducted. The report associated with these evaluations have been submitted as part of this application.

A Biological and Wetlands Resources Assessment (BRA) conducted for the Property identified potentially jurisdictional wetlands and "other waters of the United States" within the project area. A query of the California Natural Diversity Database (Rarefind) resulted in no records of any species of special concern within or immediately adjacent to the Property. All subsequent permits required for development of the site will be obtained.

TRIP GENERATION AND SCHEDULING

At the end of the workday, all materials used for production will be stored in appropriate containers and/or spaces to avoid unnecessary vehicle trips to and from the site.

TRAFFIC CIRCULATION

The Facility's employee, visitor and delivery vehicle access and circulation have been designed to ensure the greatest degree of safety and efficient traffic flow.

NOISE AND LIGHTING

Noise generated by the Facility's activities will be within the Napa County Noise Ordinance.

FIRE PROTECTION

Fire protection measures will comply with the Napa County Fire Marshal requirements.

OWNERS ASSOCIATION

The proposed project has received all requisite approvals from the Gateway Business Park Owners Association.

TREES IN CONSERVATION EASEMENT

Four coast live oak trees (Quercus agrifolia) were surveyed along the north edge of the site. One tree is approximately 14 feet tall with a single trunk measuring 11 inches in diameter at breast height. The other three trees are 10 to 12 feet tall, each with multiple trunks ranging from 5 to 10 inches in diameter. Measurements were taken on May 20, 2025, at the request of Napa County.

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

Project name & APN:	Gateway 24 P24-00134 | APN 057200039000
Project number if known:	P24-00134
Contact person:	Shea Rouda
Contact email & phone number:	srouda@phelandevco.com
Today's date:	05/16/2025

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-1	**Generation of on-site renewable energy**

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.

Already Doing	Plan To Do	ID #	BMP Name
☐	☒	BMP-2	**Preservation of developable open space in a conservation easement**

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

A 45' landscape setback easement preserves otherwise developable land on the eastern boundary and a conservation easement along the northern property boundary does the same.

Already Doing	Plan To Do		
☐	☒	**BMP-3**	**Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

Over 30,000 sf of landscaping is planned with dozens of new trees and the use of bioretention basins.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other: _____

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

☐	☐	**BMP-8**	**Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

☐	☒	**BMP-9**	**Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

LED lighting planned for 100% of all lights.

☐	☒	**BMP-10**	**Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

White colored roof planned

☐	☒	**BMP-11**	**Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐	☐	**BMP-12**	**Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing	Plan To Do		
☐	☒	**BMP-13**	**Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

NapaSan recycled water will be used for irrigation

☐	☒	**BMP-14**	**Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Water efficient fixtures like irrigation controller with rain sensor, isolated irrigation meter, and flow sensors called for in plans.

☐	☒	**BMP-15**	**Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

The site implements large bio-retention basins for stormwater capture and treatment.

☐	☒	**BMP-16**	**Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐	☐	**BMP-17**	**Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☒ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Existing trees along north side of planned building with more trees planned to be planted.

☐ ☒ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

EV charging stations included in development.

☐ ☒ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Local bus stop appears to be located at corner of Gateway Rd & Devlin Rd.

Already Doing	Plan To Do		
☐	☐	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*
☐	☒	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.* Site is well balanced with limited / no tree removal called for.
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	**LEED™ Silver** (check box BMP-25 and this one)
BMP-25 (b)	☐	**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	**LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐	☐	**BMP-26**	**Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?** *As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.*
☐	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing	Plan To Do		
☐	☒	**BMP-28**	**Use of recycled materials** *There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*
☐	☐	**BMP-29**	**Local food production** *There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*
☐	☐	**BMP-30**	**Education to staff and visitors on sustainable practices** *This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*
☐	☐	**BMP-31**	**Use 70-80% cover crop** *Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*
☐	☐	**BMP-32**	**Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site** *By selecting this BMP, you agree not to burn the material pruned on site.*
☐	☐	**BMP-33**	**Are you participating in any of the above BMPS at a 'Parent' or outside location?**
☐	☐	**BMP-34**	**Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Memorandum

Date: August 22, 2024

Project: P24-00134 (NAX189)

To: Mr. Curtis Sawyer

From: Dalene J. Whitlock
dwhitlock@w-trans.com
Mark Brown
mbrown@w-trans.com

Subject: Assumptions for the Gateway 24 Napa Project Transportation Impact Study

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W-Trans has entered a contract to prepare a transportation impact study for the subject project. To ensure that the resulting analysis will provide adequate information and reflect your policies accurately, it would be appreciated if you would refer this memorandum to the Public Works Department and request that they review the following assumptions that we anticipate applying to our analysis along with our proposed scope of services and provide comments regarding their adequacy at their earliest convenience.

Understanding

The proposed project would be located at the terminus of Gateway Road East in the County of Napa. We understand that the project as proposed includes 53,876 square feet of winery space for the purpose of producing wine. The project's trip generation was estimated using the County of Napa's Winery Trip Generation Worksheet, which is attached. Based on the results of the worksheet, the proposed project would be expected to generate an average of 23 daily weekday and weekend trips during non-harvest months and 72 daily weekday and weekend trips during harvest. During both a.m. and p.m. peak hours, there would be nine trips generated during non-harvest periods and 30 trips generated during harvest. These results are summarized in Table 1.

Table 1 – Trip Generation Summary

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Trips	In	Out	Trips	In	Out
Winery - Non-Harvest	53.88 ksf	23	9	7	2	9	2	7
Winery - Harvest	53.88 ksf	72	30	22	8	30	8	22

Note: ksf = 1,000 square feet

Since the proposed project would not generate more than 110 daily trips, it was determined that a full transportation impact study would not be required under the County of Napa's policies.

Study Area

The study area will consist of the section of Gateway Road East providing access to the project site.

Tasks

Project Initiation

1. A field visit of the project site and study area will be conducted. Specific attention will be paid to sight distance for both exiting and entering movements at the site's driveway and potential conflicts with other driveways. Appropriate field notes and photos will be taken. A brief speed survey will be performed to determine applicable approach speeds for use in evaluating adequacy of sight distance.

CEQA Analysis

2. Adequacy of facilities for pedestrians, bicyclists, and transit riders and the project's conformance with County policies will be evaluated within the context of both the setting and the type of land use.

3. The project's anticipated impact in terms of Vehicle Miles Traveled (VMT) will be determined based on adopted standards. Per the County's policy, all projects must have a Transportation Demand Management (TDM) plan to reduce trips by 15 percent. A TDM Plan will be developed to achieve this reduction.

4. Collision records for the study intersections will be reviewed for any trends or patterns, and the intersection collision rates calculated. More detailed reviews will be performed for any locations having an above-average collision rate.

5. The proposed project driveway will be evaluated in terms of adequacy of sight distance and safety considerations.

6. Adequacy of emergency access and the project's potential impact on emergency response times will be assessed.

Policy Issues

7. The proposed parking supply will be evaluated to determine if it meets applicable requirements. If appropriate, a comparison will be made to industry standard parking demand rates.

8. Recommendations will be developed to address any impacts or operational deficiencies identified.

Deliverables

9. A draft report that provides details of the analysis and findings, together with tables and copies of all calculations will be prepared and submitted for your review.

10. Comments from staff will be addressed, and a final report prepared.

DJW/mjb/NAX189.MOA

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4417

A Tradition of Stewardship
A Commitment to Service

Clear Form

PROJECT DESCRIPTION

Winery Name: Gateway 24 Napa **Date Prepared:** 8/21/24

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	0	0
	Weekend	0	0
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	0	0
	Weekend	0	0
Annual Gallons of Production		0	0
Annual Tons of Grape Haul		0.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	15	6
	Weekend	15	6
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	0	0
	Weekend	0	0
Annual Gallons of Production		250,000	250,000
Annual Tons of Grape Haul		1,562.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	
	Weekend	0	

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Gateway 24 Napa
TRIP GENERATION

Existing Winery					**Harvest**	**Non-Harvest**
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekday Daily Trips	0	0
				Total Weekday Peak Hour Trips*	0	0
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0
				Total Weekend Daily Trips	0	0
				Total Weekend Peak Hour Trips*	0	0
Maximum Annual Traffic						
				Total Annual Trips**	0	

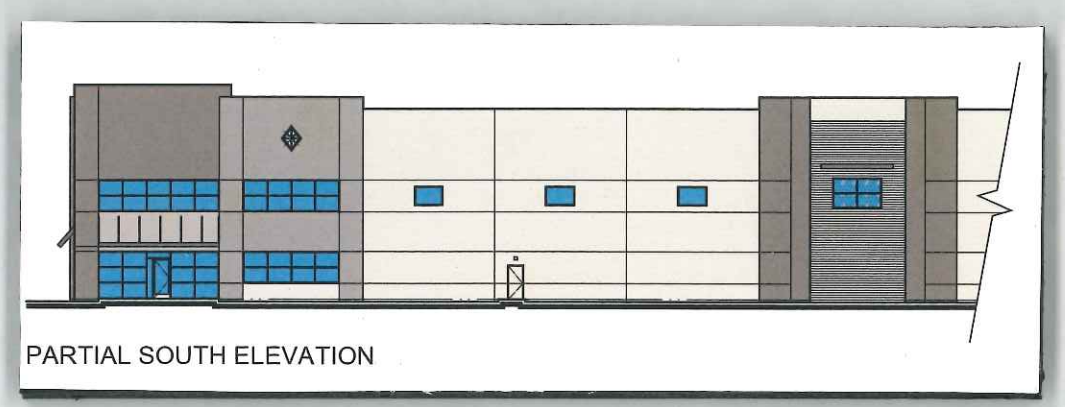
Proposed Winery					**Harvest**	**Non-Harvest**
Maximum Daily Weekday Traffic (Friday)						
	Harvest	*Non-Harvest*				
FT Employees	15	6	3.05 one way trips/employee	FT Employee Daily Trips	45.8	18.3
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250,000		0.000018 truck trips	Production Daily Trips	4.5	4.5
Tons of Grape Haul#	1,562.5		0.013889 truck trips	Grape Haul Daily Trips	21.7	0.0
				Total Weekday Daily Trips	72	23
				Total Weekday Peak Hour Trips*	25	8
Maximum Daily Weekend Traffic (Saturday)						
	Harvest	*Non-Harvest*				
FT Employees	15	6	3.05 one way trips/employee	FT Employee Daily Trips	45.8	18.3
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0
Gallons of Production	250,000		0.000018 truck trips	Production Daily Trips	4.5	4.5
Tons of Grape Haul#	1,562.5		0.013889 truck trips	Grape Haul Daily Trips	21.7	0.0
				Total Weekend Daily Trips	72	23
				Total Weekend Peak Hour Trips*	30	9
Maximum Annual Traffic						
				Total Annual Trips**	12,168	

Net New Trips		**Harvest**	**Non-Harvest**
Maximum Weekday Traffic (Friday)			
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekday Daily Trips**	72	23
	Net New Weekday Peak Hour Trips*	25	8
Maximum Weekend Traffic (Saturday)			
If total net new daily trips is greater than 110, a TIS is required	**Net New Weekend Daily Trips**	72	23
	Net New Weekend Peak Hour Trips*	30	9
Maximum Annual Traffic			
A Traffic Impact Study is NOT Required	**Net New Annual Trips****	12,168	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.



PARTIAL SOUTH ELEVATION

6.



1. SHERWIN WILLIAMS / IVORY LACE / SW 7013

2. SHERWIN WILLIAMS / ANALYTICAL GRAY / SW 7051

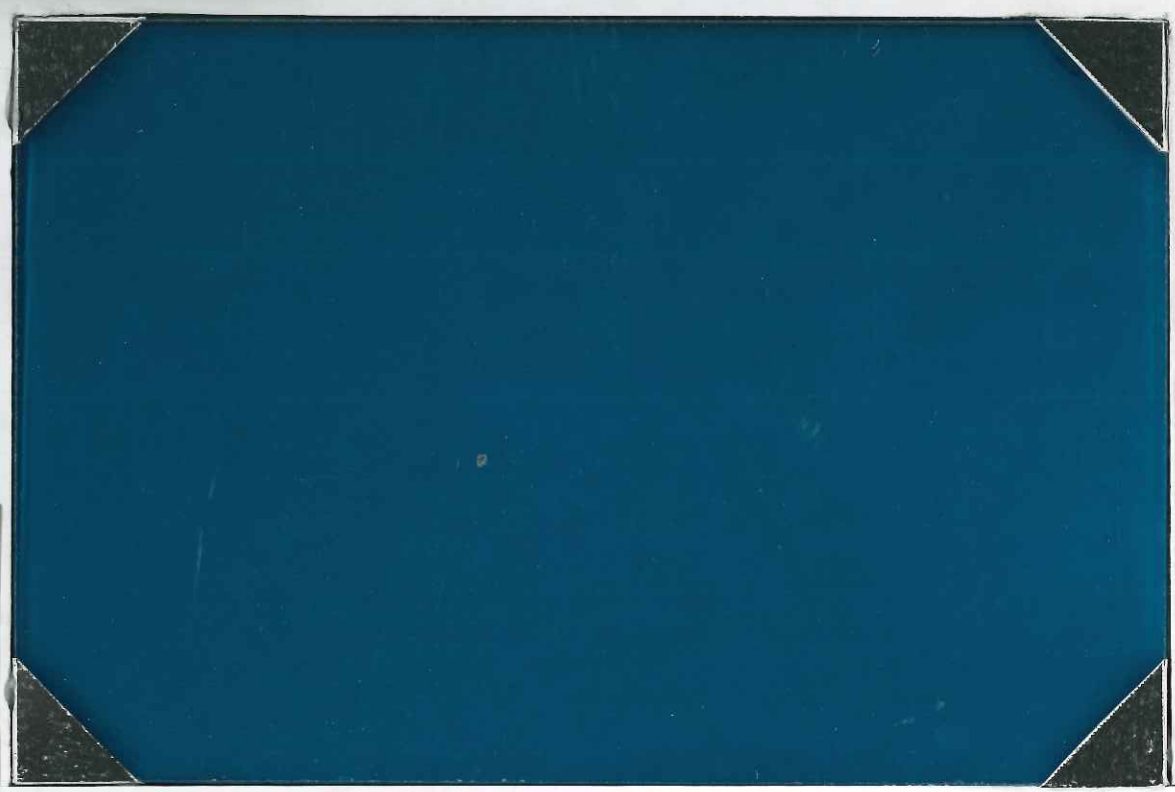
3. SHERWIN WILLIAMS / PAVESTONE / SW 7642

4. SHERWIN WILLIAMS / WARM STONE / SW 7032

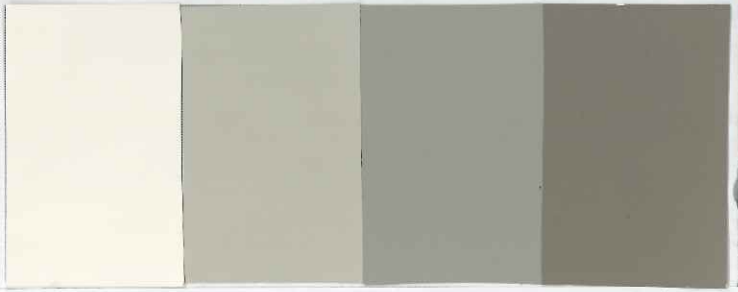
5. PPG VITRO PACIFICA GLAZING

6. CLEAR ANODIZED ALUMINUM MULLIONS

5.



1. 2. 3. 4.



Carlile Coatsworth architects
18600 MacArthur Blvd - Suite 300 - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

Gateway Road
Napa County, California

PHELAN HAUGEN
DEVELOPMENT

Pacific Gas and Electric Company®
Service Planning Department
Region 1 / North Coast

300 Burnell Street
Napa, CA 94559
Phone: 415/744-4619

January 4th, 2024

Phelan Development
Attn: Shea Rouda
220 Montgomery St, Suite 315
San Francisco, CA 94104

Re: **Gateway Rd East, Napa CA 94558**

Mr. Rouda,

Gas and Electric service is available to **Gateway Rd East, Napa 94558**.

Extensions of these facilities will be made in accordance with our gas and electric rules and regulations on file with the State of California Public Utilities Commission at the time the applicant applies for gas and electric service.

Please refer any inquiries to me at (**415) 744-4619**.

Sincerely,

Philip Souza
Industrial Power Engineer
North Bay Service Planning

“E”

Sewer Feasibility Report

Gateway 24 Use Permit P24-00134-UP
Planning Commission Hearing Date (August 6, 2025)

SIEGFRIED

MEMORANDUM

To: Shea Rhoda

From: Paul Schneider, P.E.

Date: 03/14/2025

Re: **Napa Gateway Sewer Feasibility Report**



I. Introduction

Our office has been retained to document the design and operational parameters for the proposed wastewater disposal system for the Gateway Building. The facility is proposing to allow for wine production during peak season which will generate process waste water.

II. Employees, Visitors, and Wine Production

The facility does not anticipate visitors as there is no retail operation planned. Wastewater generation is based on the County of Napa use table of 15 gpd per employee. The maximum number of employees onsite is 15, however this waste does not enter the hold ana haul system. The facility is proposing to produce 250,000 gallons of wine per year, which according to Exhibit A generates 450,000 gallons of process waste water at peak daily flow of 8,250 gallons.

III. Proposed Hold and Haul System

The project proposes to utilize a hold and haul system to dispose of the process wastewater. The system will have the following design elements:

- Odor control and venting
- High water alarm set to 70% of the full volume
- 7 day peak flow capacity
- Tanks will be below grade Xerxes tanks
- Manway access will be elevated 2” minimum above grade to prevent intake of water and will be H20 traffic rated

Stockton
3428 Brookside Rd.,
Stockton, CA 95219
t: 209.943.2021

San Jose
111 N. Market St., #300
San Jose, CA 95113
t: 408.754.2021

Sacramento
1164 National Dr., #20
Sacramento, CA 95825
t: 916.520.2777

Modesto
100 Sycamore Ave, #100
Modesto, CA 95354
t: 209.762.3580

The anticipated total volume required is 8,250 gallons per day (gpd) for 7 days shown in Table A below:

Table B: Available Capacity (gpd)		
Process Waste (gpd)	Days	Total Volume (gal)
8,250	7	57,750

Per Exhibit B the project proposes to install 60,000 gallons of waste storage capacity.

IV. Conclusion

The projects hold and haul system has bene design per the County requirements and is a viable solution to hold up to 7 days of peak waste flow before operations have to cease.

Exhibit A: Industrial Water Demand Estimate

Converter	Tons/Cases/Gallons of Wine (input blue number)			
	ENTER	Cases	Tons	Gallons of Finished Wine
Tons	1	63		150
Cases	22575	-	358.3	53729
Gallon finished Wine	250,000	105042	1667	-
Total WW/year	3650000	383403	6086	912500

105042	Cases/Year
63	Cases/Ton
2.38	Gal of Wine/Case
4	Gal of PW:Wine Ratio
45	% of Annual PW Used During Vintage
60	Days of Vintage
305	Days/Year
1.1	SF for Peak/Max Daily Flow

250000	**Total Finished Wine/Year**, in Gallons	
1000000	**Total PW/Year**, in Gallons	
450000	**Total Volume of Wastewater Generated During Vintage**, in Gallons	
7500	**Average Daily Wastewater Production During Vintage**, in Gallons	
1803	**Average Daily Wastewater Production During Rest of the Year**, in Gallons	
8250	**Peak Daily Flow During Vintage**, in Gallons	**(System Size Based On This Number)**
16500	**Recommended EQ Capacity (2-Day Minimum)**, in Gallons	

Exhibit B: Hold and Haul Schematic

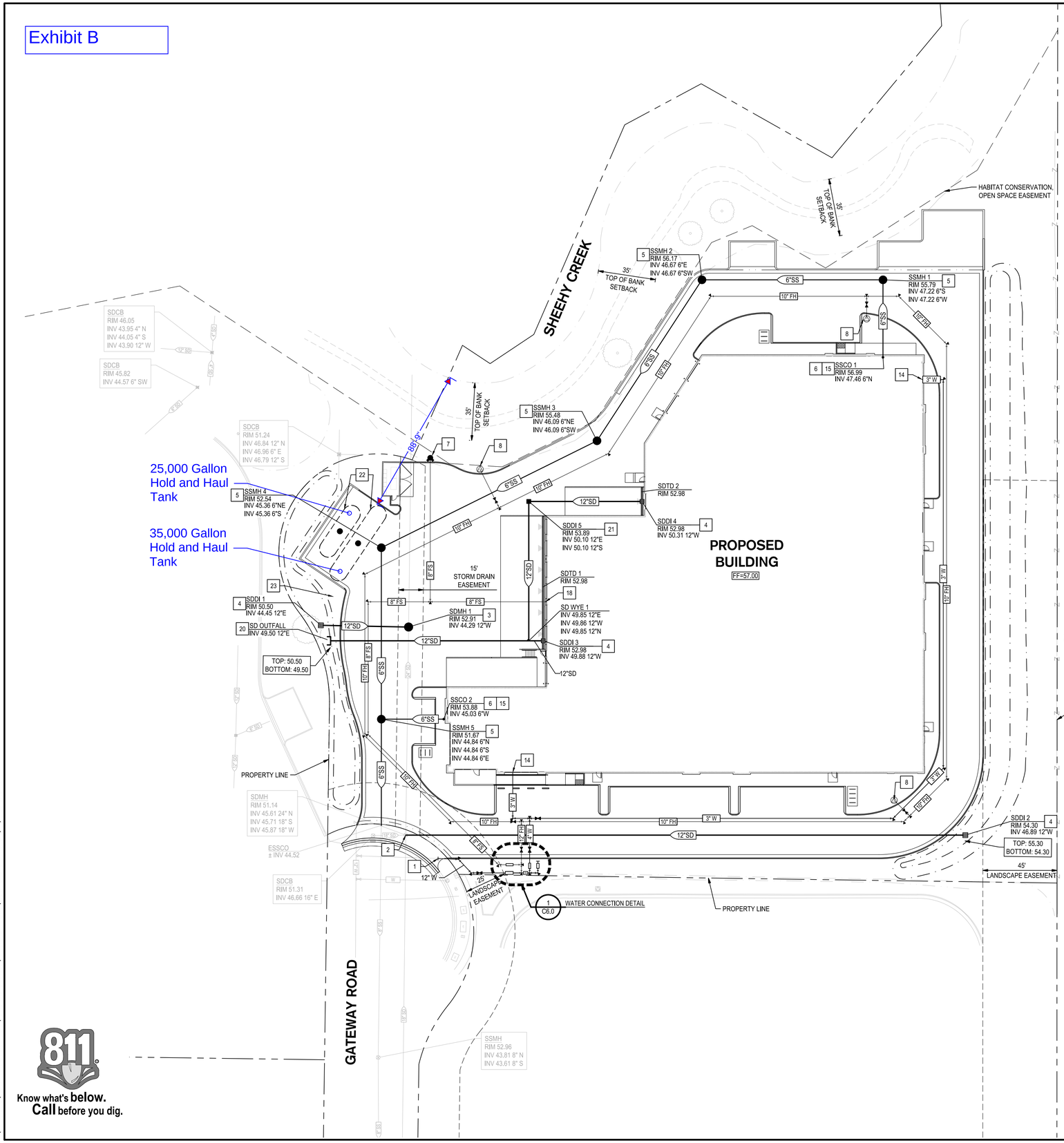
Stockton
3428 Brookside Rd.
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t: 209.943.2021

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t: 916.520.2777

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Modesto, CA 95354
t: 209.762.3580

Exhibit B



UTILITY LEGEND

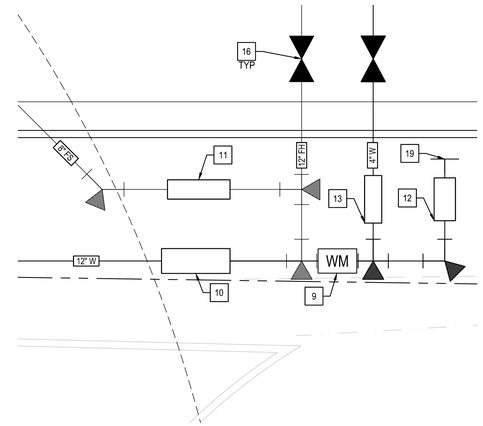
- PROPOSED MAINTENANCE HOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM DRAIN INLET
- PROPOSED AREA DRAIN
- PROPOSED SANITARY SEWER CLEANOUT
- GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- FS — PROPOSED FIRE SERVICE LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRICAL CONDUIT

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY OF THE EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO UTILITY BOXES, THAT ARE FOUND TO BE BROKEN, CRACKED, OR OTHERWISE DAMAGED.
2. ALL UTILITY BOXES AND MAINTENANCE HOLES SHALL BE PROTECTED AND ADJUSTED TO FINISH GRADE, UNLESS OTHERWISE NOTED.

UTILITY KEY NOTES

1	CONNECT TO EXISTING WATER MAIN
2	CONNECT TO EXISTING STORM DRAIN MANHOLE
3	INSTALL STORM DRAIN MANHOLE
4	INSTALL STORM DRAIN DRAIN INLET
5	INSTALL SANITARY SEWER MANHOLE
6	INSTALL SANITARY SEWER CLEANOUT
7	INSTALL FIRE DEPARTMENT CONNECTION
8	INSTALL FIRE HYDRANT
9	INSTALL WATER METER
10	INSTALL FIRE HYDRANT DOUBLE DETECTOR CHECK ASSEMBLY
11	INSTALL FIRE SPRINKLER DOUBLE DETECTOR CHECK ASSEMBLY
12	INSTALL LANDSCAPE BACKFLOW PREVENTER
13	INSTALL DOMESTIC WATER BACKFLOW PREVENTER
14	DOMESTIC WATER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
15	SANITARY SEWER BUILDING POINT OF CONNECTION
16	INSTALL GATE VALVE
17	INSTALL STORM DRAIN STUB FOR FUTURE USE
18	FIRE SPRINKLER BUILDING POINT OF CONNECTION
19	LANDSCAPE POINT OF CONNECTION
20	STORM DRAIN OUTFALL
21	INSTALL STORM DRAIN DRAIN INLET WITH SOLID TOP
22	INDUSTRIAL WASTEWATER HOLD TANK
23	EQUIPMENT PAD



1 WATER CONNECTION DETAIL
1" = 5'

Know what's below. Call before you dig.

0' 15' 30' 60'
SCALE: 1"=30'

SIEGFRIED
3428 Brookside Road
Stockton,California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

UTILITY PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C6.0
—OF: 1

F:\23PROJECTS\23347 NAPA GATEWAY ROAD\PLANS AND GRAPHICS\IMPROVEMENT PLANS\23347-C6.0-UTILITY.DWG 3/14/2025 9:43 AM

“F”

Stormwater Control Plan

Stormwater Control Plan
For a Regulated Project
Napa Gateway Road

June 5, 2025

Phelan Haugen Development Company
450 Newport Center Drive, Suite 230
Newport Beach, CA 92660
(614) 562-1456

Prepared By:

SIEGFRIED

3428 Brookside Road,
Stockton CA 95219
(209) 943-2021

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Attachments

A. Existing Drainage Exhibit

B. Proposed Drainage Exhibit and DMA Map

C. Drainage Calculations

1. Storm Design Sheet

D. Supporting Documentation

1. FEMA Map
2. USDA NRCS Web Soil Survey

This Stormwater Control Plan was prepared using the template dated October 2018.

I. Project Data

Table 1. Project Data Form

Project Name/Number	Napa Gateway Road/ P24-00134
Application Submittal Date	September 6, 2024
Project Location	APN: 057-200-039
Project Phase No.	Not applicable
Project Type and Description	Industrial Warehouse
Total Project Site Area (acres)	4.33 acres
Total New and Replaced Impervious Surface Area	116,794 SF
Total Pre-Project Impervious Surface Area	0 SF
Total Post-Project Impervious Surface Area	116,794 SF

II. Setting

II.A.1 Project Location and Description

Phelan Development is proposing an approximate 4.33-acre development consisting of a single warehouse facility with truck loading docks and onsite auto and trailer parking. The project site is an undeveloped property at the end of the Gateway Road, west of State Highways 12 and 29, north and east of existing commercial developments, and south of the Sheehy Creek, see Figure 1 for the Vicinity Map The project site is located in industrial park zoning district IP:AC.

This Drainage Report has been prepared in support of the proposed development to document the engineering analysis and results of the onsite development. It includes:

- Private onsite storm drain system design based on the 25-year storm event
- Stormwater bioretention basins

Results are provided within each corresponding section. Calculations, exhibits, and supporting documentation are provided within the appendices at the end of this report.



Figure 1. Vicinity Map

II.B. Existing Site Features and Conditions

The existing site is 4.33 acres and has a trapezoidal shape that follows Sheehy Creek. The project site is currently undeveloped with existing elevations ranging from 47 to 59 above MSL. The existing land cover consists of an undeveloped area with a mild sloping grassy topography. Most of the site drains away from Highway 12 on the east side of the project towards the southwest corner of the project at the East Gateway Road cul-de-sac. The rest of the site along the north edge of the site the existing drainage sheet flows north towards Sheehy Creek. The site is within the Napa River Basin and adjacent to Sheehy Creek. There is an existing 24” storm drain that runs along East Gateway Road to Sheehy Creek, which runs through the west side of the property within a 15’ storm drain easement. The storm drain pipe outlets to the Napa River and Napa River to San Pablo Bay.

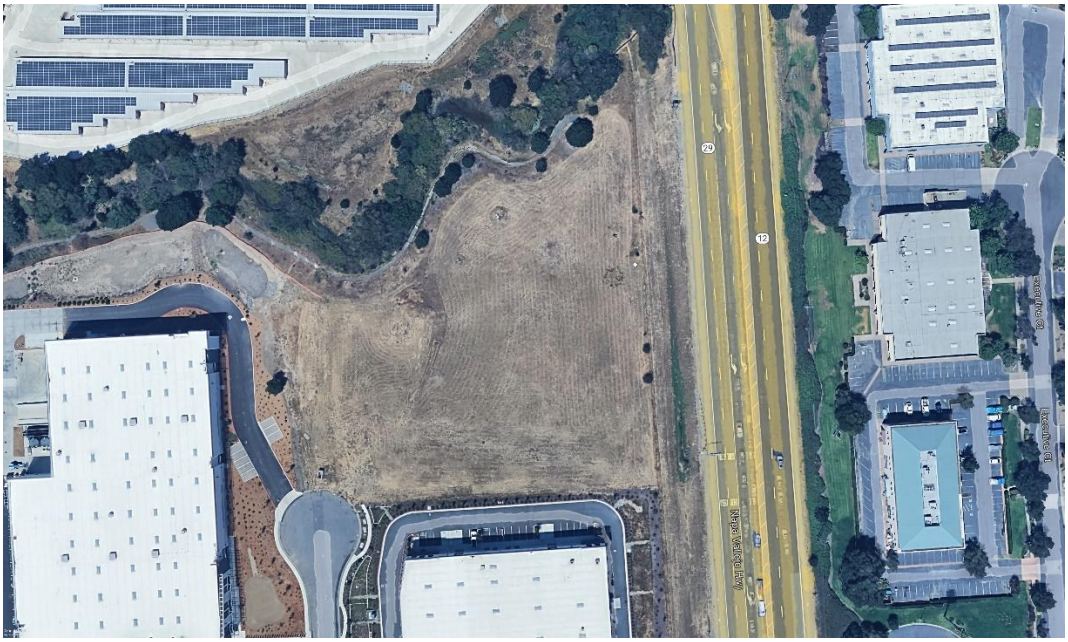


Figure 2: Existing Site Conditions

Hydromodification

The site is within a regional master planned area which does not require onsite hydromodification considerations.

FEMA Mapping

The project site is covered by Map Number 06055C0607F of the FEMA Flood Insurance Rate Map (FIRM) for Napa County. This site is classified as Zone X and designated as an area with minimal flood hazard. The effective FEMA map is dated August 3, 2016 and is provided in Attachment D for reference.

Existing Soil Conditions

According to the Web Soil Survey, the project site consists of Haire loam. Approximately, the first 22 inches is loam, soil depth 22-27 inches is sandy clay loam, soil depth 27-45 inches is clay, and soil depth 45-60 inches is sandy clay. The soil profile results in a hydrologic soil group D classification where the soils have low infiltration rate and a high runoff potential when saturated. In the Project Geotechnical Report by RGH Consultants prepared January 31, 2024 the upper 2 to 4 ½ feet was brown clay, followed by dense clayey sand of the Huichica formation extending down to the maximum depths explored (8 feet). The site was determined to have a soil class of C, which will make infiltration infeasible for the project. Please refer to the Project Geotechnical Report for more information.

Refer to Attachments A for the Existing Drainage Exhibit. Refer to Attachments D for the Web Soil Survey.

II.C. Opportunities and Constraints for Stormwater Control

The land easement on the east side of the project may not be buildable space but may be used for a bioretention basin. The natural grade and the low side of the site at the west edge of the site provides the opportunity to collect and treat drainage in a bioretention basin at this location.

The project is constrained by Sheehy Creek and its setback which lies north of the project site. The 45' Landscape Easement to the west of the State Route 12/29 limits the buildable area but provides proper buffer between the site and the highway. Also, the adjacent lot to the south has an existing swale along the south property line which limits the use of this area for grading purposes. The site contains low permeability soil. The objective of building an industrial warehouse with parking limits the opportunities to reduce the site's imperviousness.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

The proposed site is designed to be consistent with the existing drainage patterns and maximize the landscape and minimize the impervious area without impeding the function of the warehouse. The existing site drains east to west therefore the proposed site has a bioretention basin on the west side of the site to conform to existing drainage and grading features. The proposed site also adheres to the creek setback limit of 35' at Sheehy Creek that is north of the project and the landscape easement of 45' that is adjacent to highway 29. The site layout has been designed to preserve the storm drain pipe and easement while maintaining proper cover over the pipe. A balance has been reached to avoid the setback and easements while using the edges of the site to collect and treat stormwater in bioretention basins.

III.B. Use of Permeable Pavements

The use of permeable pavers was explored, but not feasible for this project.

III.C. Dispersal of Runoff to Pervious Areas

Drainage runoff drains to the edges of the site. Self-treating and self-retained areas were explored but were not feasible with the space and grading constraints presented for this irregular shaped lot.

III.D. Stormwater Control Measures

Runoff from all impervious areas on the site, including roofs and paved areas, will be routed to two bioretention basins (Attachment B). The basins are designed to the criteria in the BASMAA Post-Construction Manual (January 2019), including the following features:

- 12 inches of ponding
- Minimum 18 inches sand/compost mix meeting BASMAA specifications
- Minimum 12 inches of Class 2 permeable, Caltrans specification 68- 2.02F(3)
- Underdrain: minimum 4 in. dia. PVC SDR 35 or equivalent perforated pipe installed with the holes facing down

IV. Documentation of Drainage Design

IV.A. Descriptions of Each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

Table 2. Drainage Management Areas (DMAs) as shown on the Post-Construction Exhibit.

DMA Name	Surface Type	Area (square feet)
DMA 1 (drains to Bioretention Basin #1)	Landscape, Roof, & Paving	44,593 SF
DMA 2 (drains to Bioretention Basin #2)	Landscape, Roof, & Paving	103,937 SF

IV.A.2. Drainage Management Area Descriptions

The proposed development's drainage pattern consists of 2 DMAs that capture and convey site generated stormwater its own corresponding bioretention basin. An exhibit showing the delineations of each drainage management area can be found in Attachment B of this report. Descriptions of each DMA and its flow patterns are listed below:

DMA 1, totaling 44,593 square feet, consists of a smaller portion of roof, truck aisles, parking, drive aisles, truck docks, and landscape areas for the west side of the project. The site spans from the south property line to the Sheehy creek setback on the north edge of the site. The stormwater runoff sheet flows from the building westwards and channelizes in the curb and gutter near DMA 1's bioretention basin. The channelized flow from the curb and gutter will surface flow into the bioretention basin using curb cuts in the curb and gutter. The water collected in the bioretention basin 1 drains through an overflow drain inlet and gets discharged to the existing 24 inch diameter storm drain pipe that crosses through the site within a drainage easement and discharges to Sheehy Creek at the north of the project.

DMA 2, totaling 103,937 square feet, consists of a larger portion of roof, truck aisles, parking, drive aisles, and landscape areas for the east side of the project. The site spans from the south property line to the creek setback on the north edge of the site. The stormwater runoff sheet flows away from the building on the north, south, and east sides of the building and channelizes in curb and gutters or valley gutters. The channelized flow in the gutters flow eastward to the curb and gutter along DMA 2's bioretention basin. The curb and gutter will allow surface flow to discharge into the bioretention basin through curb cuts in the curb and gutter. The water collected in the bioretention basin 2 drains through an overflow drain inlet and gets discharged to the existing 24 inch diameter storm drain pipe that crosses through the site within a drainage easement and discharges to Sheehy Creek at the north of the project.

IV.B. Tabulation and Sizing Calculations

The proposed development's stormwater quality mitigation measures were designed in conformance with City of Napa Standard Specifications dated January 2022, and the BASMAA Post-Construction Manual dated January 2019. All storm water runoff sheet flows to a bioretention basin where one third of the site is collected to the west side of the project and two thirds is collected to the east side of the project. The bioretention basin will treat and settle out sediment and pollutants prior to discharge through the overflow inlet or perforated pipe in the gravel section.

The site is located within the Napa River Basin and hydromodification will not be required due to a regionally master planned stormwater system. The calculated 25-year peak flows in the proposed site condition were used to appropriately size the proposed onsite storm drain facilities. The stormwater generated by the project will be treated by two bioretention basins. The 25-year rainfall intensity, the rainfall depth, and mean annual precipitation were determined using the City of Napa Standard Specifications Tables 2.2. and 2.3. The runoff coefficient for the rational method were determined using Table 2.4 from the City of Napa Standard Specifications. The runoff coefficients for the bioretention basins were determined using Table 4.1 from BASMAA Post-Construction Manual.

Proposed drainage management areas (DMA) were delineated based on the proposed site layout, grading, and bioretention basin capacity available. Each DMA drains to its own corresponding bioretention basin.

Rational Method calculations were completed for each of the DMAs. Results were used to analyze area peak flows and for sizing the onsite storm drain system. Onsite storm drain pipe sizes were calculated using an Excel spreadsheet named Storm Design Sheet shown in Attachments C. The onsite storm drain system was designed for the 25-year storm event in accordance with the City of Napa Standard Specifications.

Bioretention basin area calculations were calculated using BASMAA's Post Construction manual where the bioretention has been sized to be at least 4% of impervious area for the project as required. See attachment C for Provision E.12 Sizing Calculator for more information.

Refer to Attachments B for DMAs, Attachments C for calculations, and Attachment D for supporting documentation.

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Onsite-site activities that could potentially produce stormwater pollutants include:

- Loading docks
- Parking lots
- Sidewalks
- Trash management

V.B. Site activities and potential sources of pollutants

Table 3. Pollutant Sources and Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	Mark all inlets with the words “No Dumping! Flows to Bay” or similar	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
Loading docks	Loading docks drain to the bioretention basin prior to discharge.	Move loaded and unloaded items indoors as soon as possible. Clean up debris and trash as needed. See Fact Sheet SC-30, “Outdoor Loading and Unloading,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
Sidewalks, parking lots	Sidewalks and parking lots drain to the bioretention basin prior to discharge.	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
Trash Enclosure	Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. Provide roofs on all trash containers to minimize direct precipitation and prevent rainfall from entering containers. Pave trash storage areas with an impervious surface to mitigate spills. Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.	Sweep trash enclosure regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

VI. Stormwater Basin Maintenance

VI.A. Maintenance Responsibility

Maintenance of stormwater facilities will be the responsibility of the property owner or lease and will be performed by the owner's contractors or employees as part of routine maintenance of buildings, grounds, and landscaping. Applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities within the property limits until such time as this responsibility is formally transferred to a subsequent owner. Necessary maintenance agreements will be executed with the city and leases as required to ensure maintenance is performed.

VI.B. Summary of Maintenance Requirements for Each Stormwater Basin

The two bioretention basins will be maintained as described below. Unpleasant odors will be inspected on an as needed basis. The extended drawdown (ponding > 24 hours) will be inspected after large storm events. The excessive trash/debris accumulation will be inspected bi-annually or as needed. Visible surface contaminants/pollutants will be inspected annually or as needed basis. Vandalism/ catastrophic damage to components or entire system will be inspected on an as needed basis. Unauthorized modifications will be inspected as needed. Excessive weed growth will be inspected annually or as needed. Sediment accumulation at curb cut will be inspected bi-annually. Erosion at inlet, outlet, overflow or side slopes will be inspected bi-annually. Inlet, outlet or overflow structure blockage will be inspected monthly. Irrigation system damaged, leaking or out of adjustment will be inspected as needed. Dead, diseased, dying or missing plants will be inspected bi-annually. Mulch that contains large bare spots /eroded mulch areas will be inspected annually or as needed. Vegetation blocking in- flow at curb cut will be inspected monthly or as needed. Vegetation blocking Operation & Maintenance of other components will be inspected monthly or as needed. Structural damage (planter edges or outlet structure) will be inspected monthly or as needed. Rodent damage/burrowing will be inspected bi-annually. Mosquitos or mosquito larvae observed will be inspected bi-annually.

VII. Construction Checklist

Table 4. Construction Plan Checklist

Stormwater Control Plan Page #	Source Control or Treatment Control Measure	See Plan Sheet #s
7, Post-Construction Exhibit	DMA 1 drains to Bioretention Basin #1; basin is designed as specified	C5.0, C6.0
7, Post-Construction Exhibit	DMA 2 drains to Bioretention Basin #2; basin is designed as specified	C5.0, C6.0
9 and 10, Post-Construction Exhibit	Bioretention Basin #1 and #2 overflows are marked with “no Dumping” message	N/A

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual.

VIIII. References

BASMAA Post Construction Manual (2019, January).

City of Napa (2022, January). Standard Specifications, Section 2 Drainage Standards.

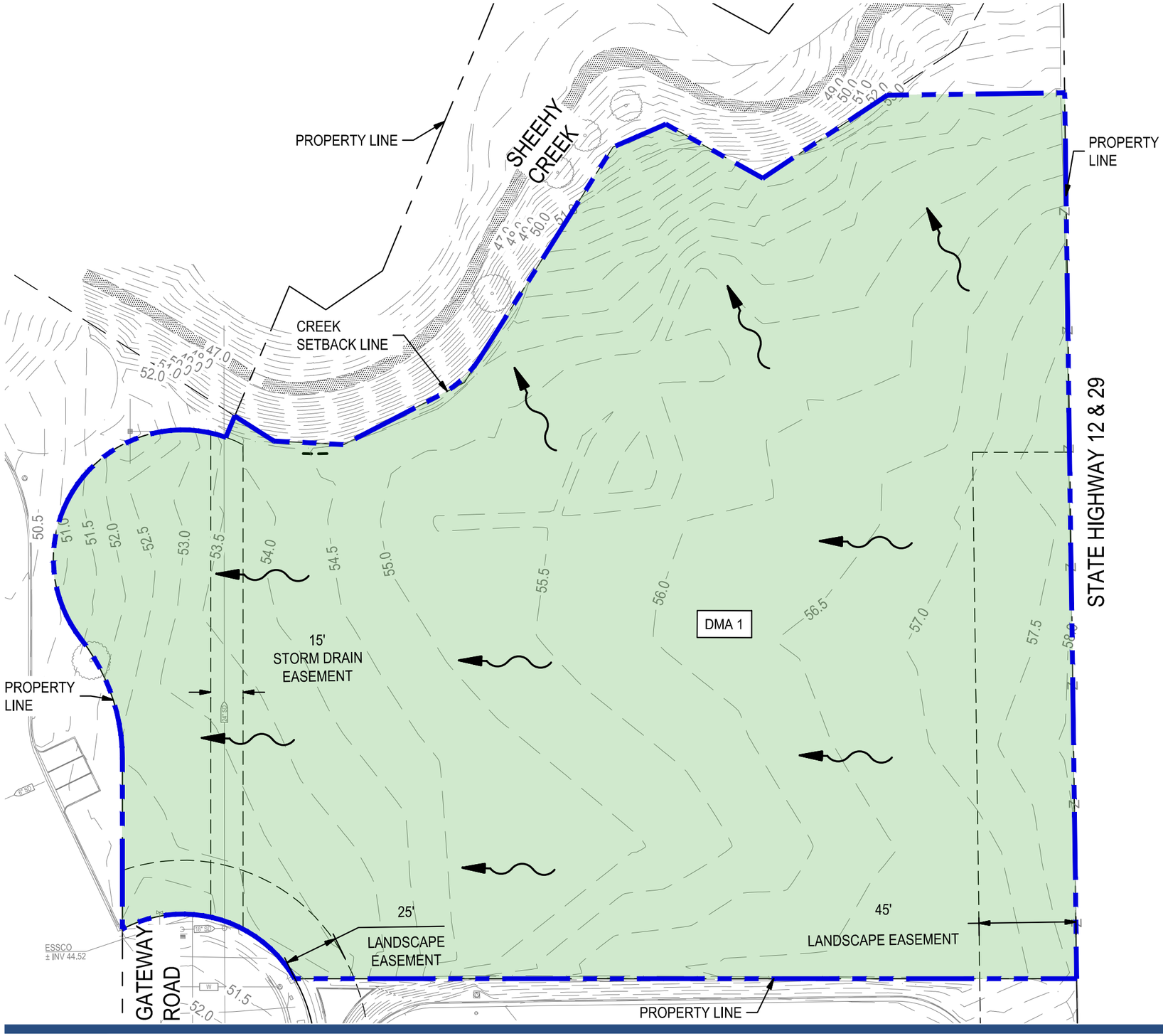
United States Department of Agriculture Natural Resources Conservation Service. Web soil survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx .

Geotechnical Study Report (2024, January 31). RGH Consultants.

SIEGFRIED

ATTACHMENT A

Existing Drainage Exhibit



PRE-PROJECT RUNOFF COEFFICIENT				
SITE ELEMENT	RUNOFF COEFFICIENT	AREA (SF)	FRACTION OF TOTAL AREA	WEIGHTED RUNOFF COEFF.
MANAGED TURF	0.44	148,530	1.00	0.44
TOTAL		148,530	1.00	0.44
NOTES:				
1) REFERENCE: CITY OF NAPA (2022, JANUARY). STANDARD SPECIFICATIONS, SECTION 2 DRAINAGE STANDARDS (25-YEAR STORM ADJUSTED).				

PRE-PROJECT DRAINAGE MANAGEMENT AREAS		
DRAINAGE MANAGEMENT AREA (DMA)	DRAINS TO SOURCE CONTROL MEASURE	
	MANAGED TURF (SF)	TOTAL AREA (SF)
1	148,530	148,530

LEGEND

- MANAGED TURF
- DMA BOUNDARY
- DRAINAGE FLOW PATTERN

0' 25' 50' 100'

SCALE: 1"=50'

NAPA GATEWAY

PRE-CONSTRUCTION EXHIBIT

GATEWAY ROAD
NAPA, CA 94558

JUNE 5, 2025

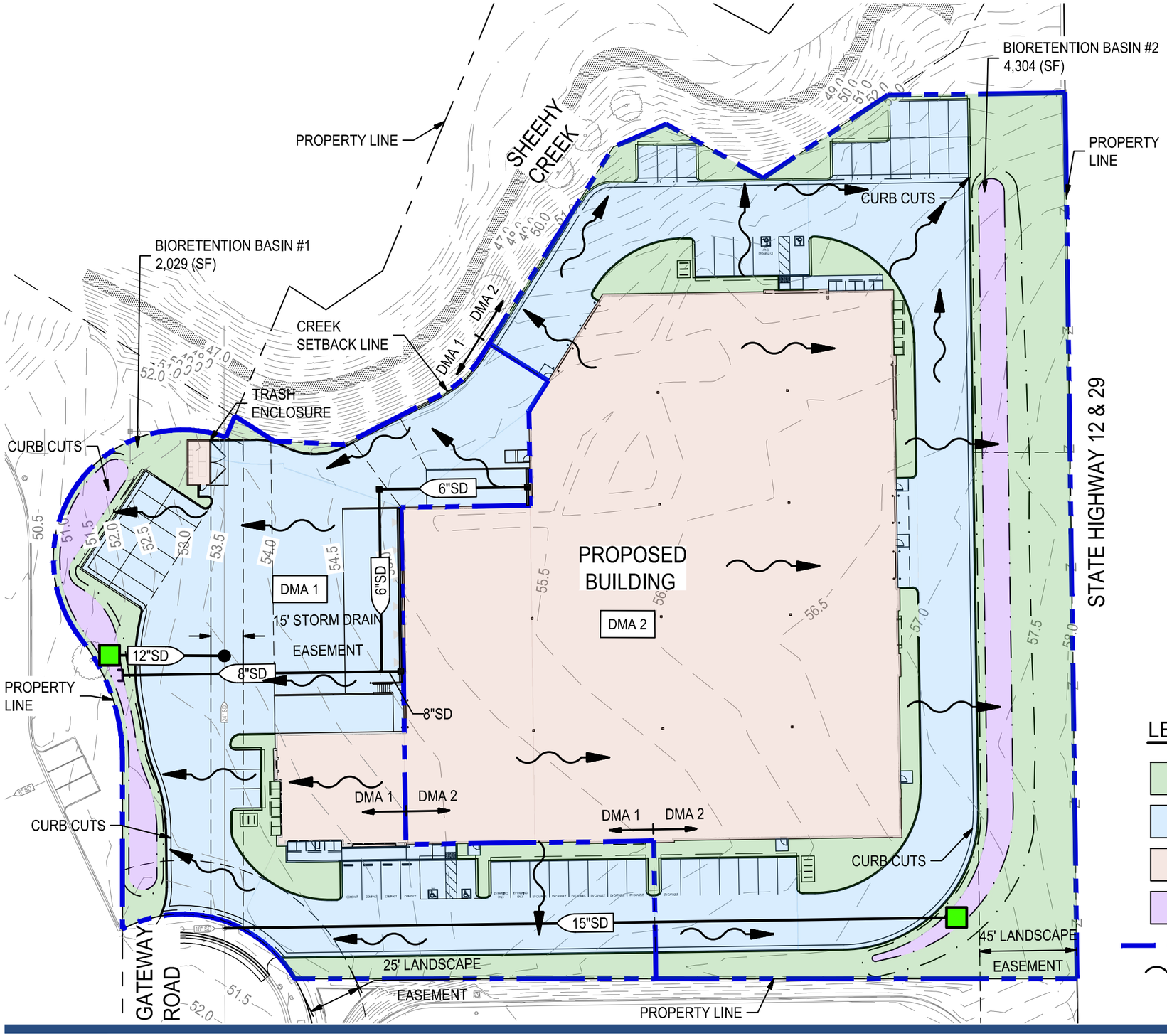
A1

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ATTACHMENT B

Proposed Drainage Exhibit and DMA Map



POST-PROJECT RUNOFF COEFFICIENT-CITY OF NAPA STANDARD SPECIFICATIONS				
SITE ELEMENT	RUNOFF COEFFICIENT	AREA (SF)	FRACTION OF TOTAL AREA	WEIGHTED RUNOFF COEFF.
ASPHALT/ CONCRETE	1.00	55,447	0.37	0.37
ROOF	1.00	55,014	0.37	0.37
MANAGED TURF	0.44	31,736	0.21	0.09
BIORETENTION	1.00	6,333	0.04	0.04
TOTAL		148,530	1.00	0.88

NOTE:

1) REFERENCE: CITY OF NAPA (2022, JANUARY). STANDARD SPECIFICATIONS, SECTION 2 DRAINAGE STANDARDS.

2) THE CITY OF NAPA RUNOFF COEFFICIENT IS USED FOR PIPE SIZING (25-YEAR STORM).

POST-PROJECT RUNOFF COEFFICIENT-BASMAA STANDARD FOR SMALL STORMS				
SITE ELEMENT	RUNOFF COEFFICIENT	AREA (SF)	FRACTION OF TOTAL AREA	WEIGHTED RUNOFF COEFF.
ASPHALT/ CONCRETE	1.00	55,447	0.37	0.37
ROOF	1.00	55,014	0.37	0.37
MANAGED TURF	0.10	31,736	0.21	0.02
BIORETENTION	1.00	6,333	0.04	0.04
TOTAL		148,530	1.00	0.81

NOTE:

1) REFERENCE: BASMAA POST CONSTRUCTION MANUAL (2019, JANUARY).

2) BASMAA RUNOFF COEFFICIENT FOR SMALL STORMS IS USED FOR BIORETENTION TREATMENT SIZING.

POST-PROJECT DRAINAGE MANAGEMENT AREAS					
DRAINAGE MANAGEMENT AREA (DMA)	DRAINS TO SOURCE CONTROL MEASURE				
	ASPHALT / CONCRETE (SF)	ROOF (SF)	MANAGED TURF (SF)	BIORETENTION (SF)	TOTAL AREA (SF)
1	31,501	3,310	7,753	2,029	44,593
2	23,946	51,704	23,983	4,304	103,937

LEGEND

- MANAGED TURF
- ASPHALT / CONCRETE
- ROOF
- BIORETENTION BASIN
- DMA BOUNDARY
- DRAINAGE FLOW PATTERN
- DRAIN INLET, INSTALL S-1 SIGNAGE PER FIGURE 4-1 SWQCP

0' 25' 50' 100'

SCALE: 1"=50'

NAPA GATEWAY

POST-CONSTRUCTION EXHIBIT

GATEWAY ROAD
NAPA, CA 94558

JUNE 5, 2025

B1

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ATTACHMENT C

Drainage Calculations

Provision E.12 Sizing Calculator

See the instructions and the BASMAA Post-Construction Manual

Step 1: Enter Total Site Area	**Step 2:** List names of all DMAs and square footage of each	**Step 3:** If DMA is "Self-Treating" or "Self-Retaining," **copy** square footage to appropriate column	**Step 4:** If the DMA is "Drains to Self Retaining" or "Drains to Bioretention" enter runoff factor from Table 4-1		**Step 6:** For "Drains to Self-Retaining" DMAs, enter the **name of receiving DMA**	**Step 5:** Slide (move) number from this column to correct column (F or H-Q)

Version 0.3. 2015-12-02.

Total Site Area:	148530						**BIORETENTION BASINS**									
DMA Names	**Square Feet**	**Self-Treating**	**Self-Retaining**	**Runoff Factor**	**Drains to Self-Retaining**	**Name of Receiving DMA**	**Basin 1**	**Basin 2**	**Basin 3**	**Basin 4**	**Basin 5**	**Basin 6**	**Basin 7**	**Basin 8**	**Basin 9**	**Basin 10**
DMA-1A (PERVIOUS)	7753			0.1		DMA 1	775.3									
DMA-1B (IMPERVIOUS)	34811			1		DMA 1	34811									
DMA-2A (PERVIOUS)	23983			0.1		DMA 2		2398.3								
DMA-2B (IMPERVIOUS)	75650			1		DMA 2		75650								
Total DMAs	**142197**	**0**	**0**		**0**		**35586.3**	**78048.3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
						Sizing Factor	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**	**0.04**
						Minimum Size	**1423.452**	**3121.932**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Basins	**6333**	**Step 7:** Enter Facility Footprints				**Footprint on Exhibit**	2029	4304								
DMAs + Basins	**148530**						**OK**	**OK**	**OK**	**OK**	**OK**	**OK**	**OK**	**OK**	**OK**	**OK**
	OK	**Step 8:** Iterate sizes of facility footprints and DMAs until all footprints are at least the minimum **AND** DMAs + Facilities equals Total Site Area														
		Step 9: Check to make sure Areas Draining to each Receiving Self-Retaining Area do not exceed maximum 2:1 ratio.														
		Step 10: Check results on this spreadsheet are consistent with what is shown on the SCP Exhibit.														

SIEGFRIED
3428 Brokside Road
Stockton, CA 95219
209.943.2021 Fax: 209.942.0214

Job Number: 23347
Project Name: Napa Gateway Road
Workbook Name: Storm Design Sheet

Sheet 1 of 1
Designed By RRG
Checked By PJS Date 6/5/2025

Beginning Design Data:
Asssumed time to inlet: **10 min**



Point of Concentration		Total Inlet	Weighted C	C*A	∑C*A	Intensity	Q (CIA)	Pipe	Pipe Slope	Length of Pipe	Velocity (ft/s)	Time in Pipe (min)	Tc Total (min)
Upstream	Downstream	Area (ac)		(ac)	(ac)	(in/hr)	(cfs)	(in)		(ft)			
SDDI 2	ESDMH	2.39	0.82	1.96	1.96	2.41	4.7	15	0.0050	340	6.78	0.84	10.0
SDDI 4	SDDI 5	0.09	0.95	0.09	0.09	2.41	0.2	6	0.0030	69	2.39	0.48	10.0
SDDI 5	SD WYE 1	0.00	0.00	0.00	0.09	2.35	0.2	6	0.0030	85	2.35	0.60	10.5
SDDI 3	SD WYE 1	0.15	0.94	0.14	0.14	2.41	0.3	8	0.0030	9	2.37	0.06	10.0
SD WYE 1	SD OUTFALL	0.00	0.00	0.00	0.23	2.35	0.5	8	0.0030	120	3.17	0.63	10.5
SDDI 1	SDMH 1	0.78	0.82	0.63	0.87	2.27	2.0	12	0.0030	53	4.57	0.19	11.1

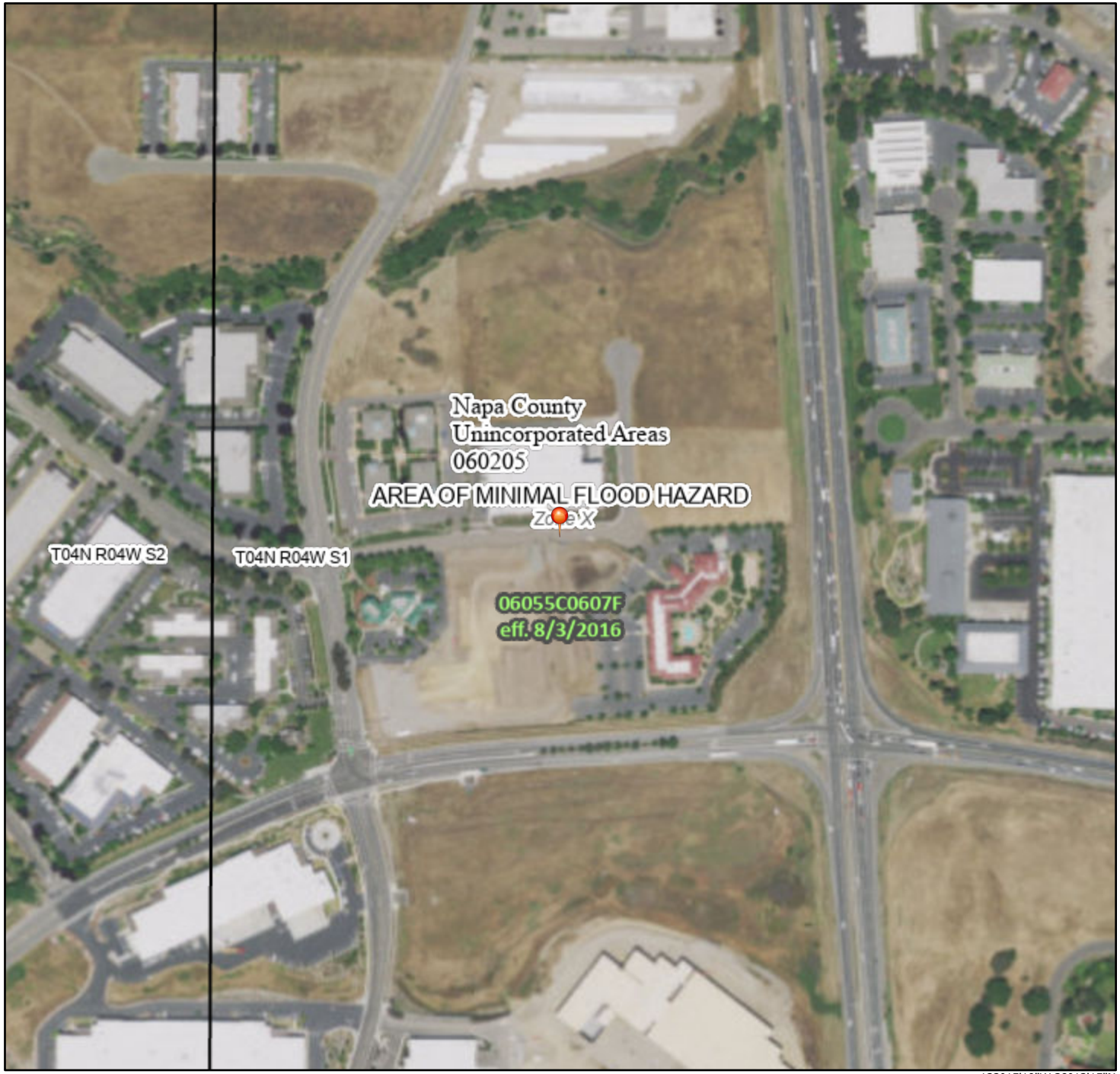
ATTACHMENT D

Supporting Documentation

National Flood Hazard Layer FIRMette

FEMA

122°15'57"W 38°13'43"N



122°15'19"W 38°13'15"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/22/2024 at 12:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Napa County, California



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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146—Haire loam, 2 to 9 percent slopes.....13
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,560 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
Survey Area Data: Version 16, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146	Haire loam, 2 to 9 percent slopes	10.4	100.0%
Totals for Area of Interest		**10.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Napa County, California

146—Haire loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: hdlh
Elevation: 20 to 2,400 feet
Mean annual precipitation: 25 to 30 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Haire and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Haire

Setting

Landform: Alluvial fans, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 22 inches: loam
H2 - 22 to 27 inches: sandy clay loam
H3 - 27 to 45 inches: clay
H4 - 45 to 60 inches: sandy clay

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R014XD089CA - CLAYPAN
Hydric soil rating: No

Minor Components

Clear lake

Percent of map unit: 5 percent
Landform: Alluvial fans
Hydric soil rating: Yes

References

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“G”

Biology Study

MOORE BIOLOGICAL CONSULTANTS

June 6, 2024

Mr. Shea Rouda
Phelan Development
1999 Harrison Street, Ste. 1816
Oakland, CA 94612

Subject: 4.3+/- ACRE "GATEWAY ROAD" SITE, NAPA COUNTY, CALIFORNIA: BIOLOGICAL ASSESSMENT

Dear Shea:

Thank you for asking Moore Biological Consultants to prepare a biological assessment for this 4.3+/- acre site in Napa, Napa County, California (Figures 1 and 2). The purposes of this assessment are to describe existing biological resources in the project site, identify potentially significant impacts to biological resources from the project, and provide recommendations for how to reduce those impacts to a less-than-significant level. The work involved reviewing databases, aerial photographs, and documents, and conducting field surveys to document vegetation communities, potentially jurisdictional Waters of the U.S. and/or wetlands, and potentially suitable habitat for or presence of special-status species. This report details the methodology and results of our investigation.

Project Overview

The project site is an open field at the north end of Gateway Road East. The site is envisioned for industrial development, similar to relatively large buildings on surrounding parcels (Attachment A). Access to the site will be from Gateway Road East. The proposed project will connect to existing City infrastructure to provide sewer, water, and gas to the site. Stormwater will be collected, treated on site, and then discharged in to the City's storm drain system.

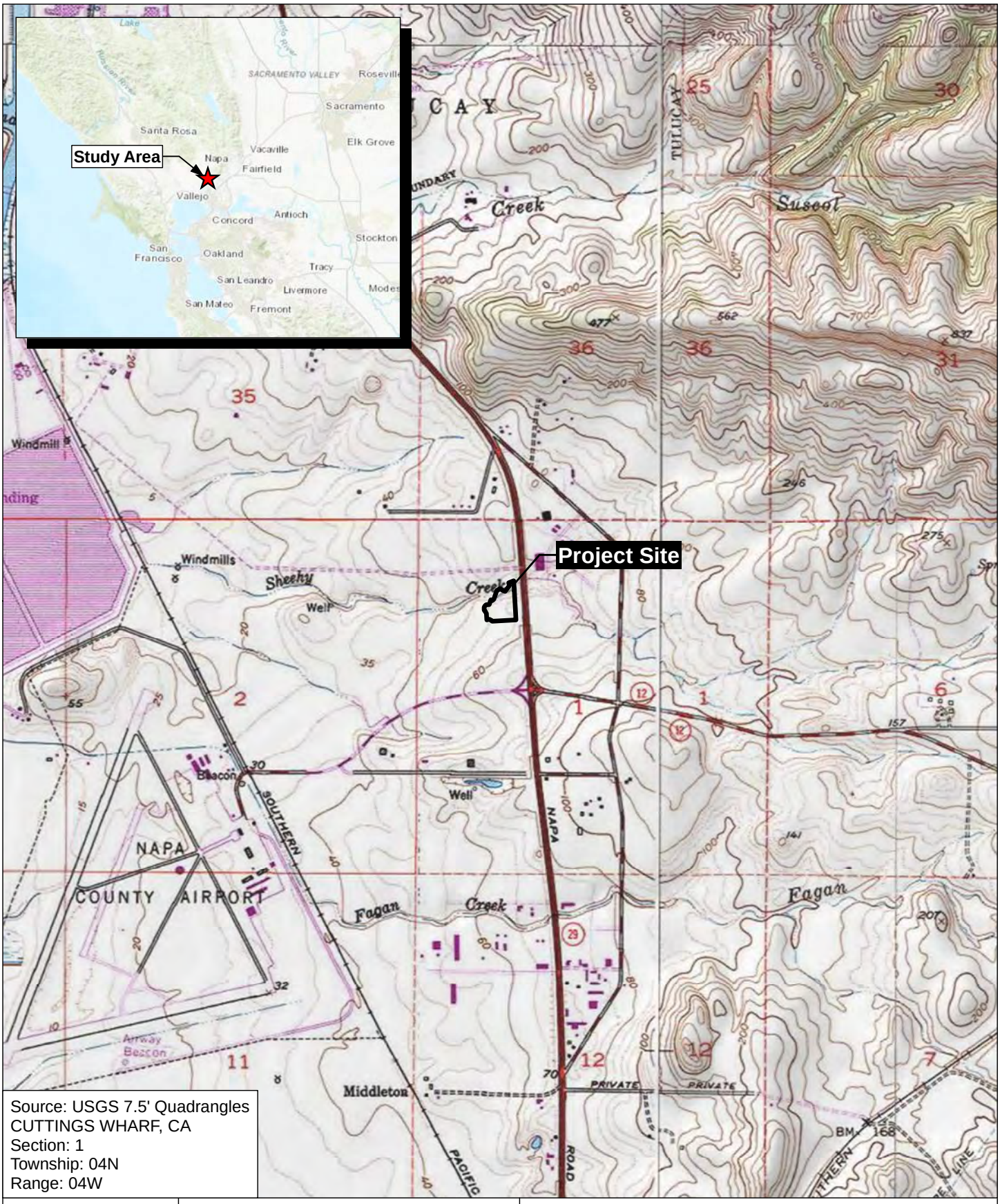


Figure 1

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Map Date: 04/17/2024

USGS

Gateway Road

Napa County, CA

Moore Biological Consultants

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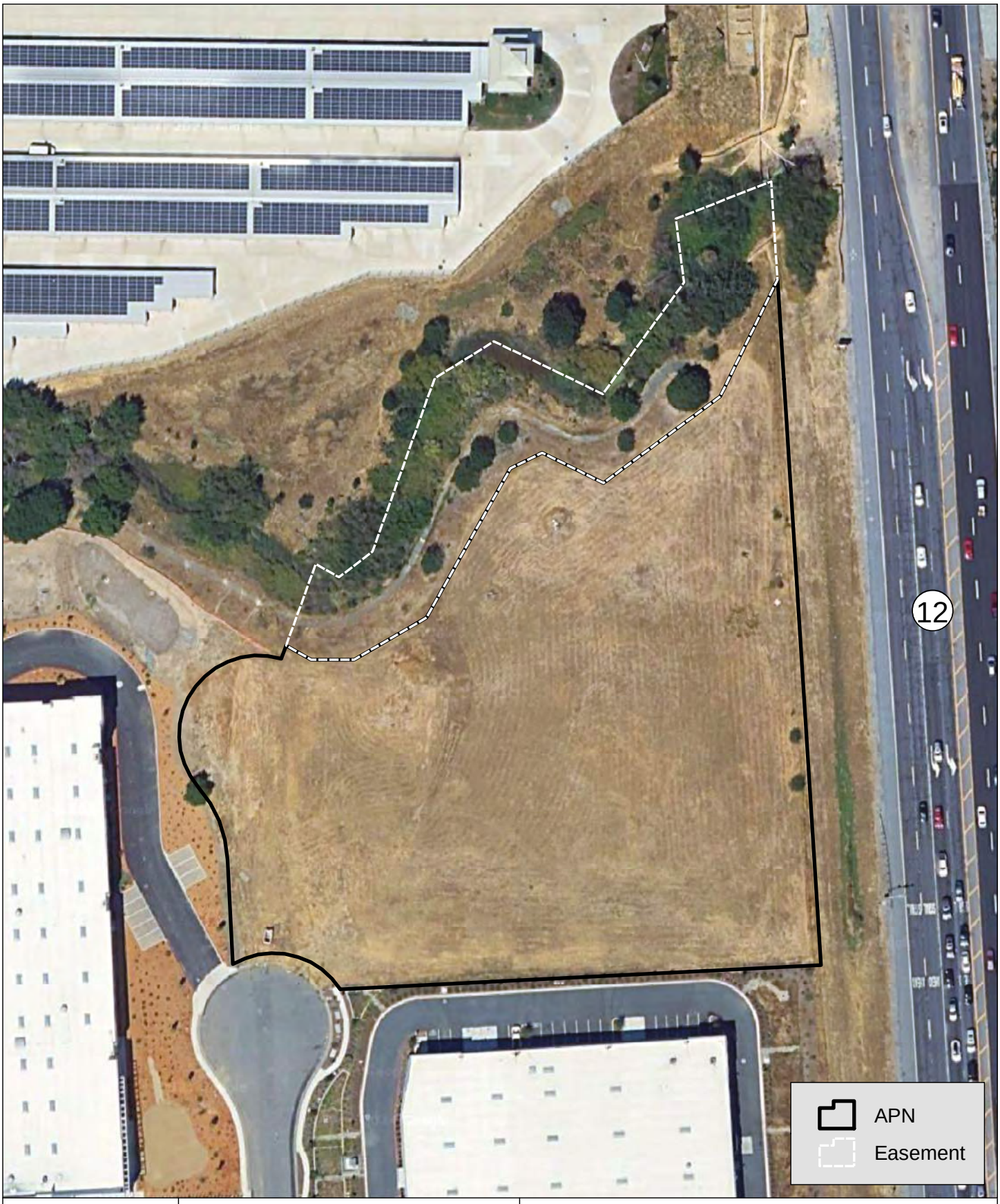


Figure 2

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AERIAL

Gateway Road

Napa County, CA

Moore Biological Consultants

Map Date: 04/17/2024
Aerial Source: Google Earth (08/2023)

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Methods

Prior to the field surveys, we conducted a search of California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB, 2024). The CNDDB search included the USGS 7.5-minute Napa, Mt. George, Cuttings Wharf, and Cordelia topographic quadrangles, which encompass approximately 240 square miles surrounding the site. The United States Fish and Wildlife Service (USFWS*)* IPaC Trust Resource Report of Federally Threatened and Endangered species that may occur in or be affected by projects in the project vicinity was also reviewed. This information was used to identify wildlife and plant species that have been documented in the project vicinity or that may have the potential to occur if suitable habitat is present.

The National Marine Fisheries Service (NMFS) and USFWS on-line-maps of designated critical habitat and the National Wetland Inventory (NWI) were also reviewed.

Biologist Diane S. Moore, M.S., conducted field surveys on January 11 and April 23, 2024; Colleen Laskowski, M.S. Ms. Laskowski conducted surveys on April 23 and May 17, 2024. The surveys consisted of walking throughout the site making observations of habitat conditions, noting surrounding land uses, habitat types, and plant and wildlife species, and taking representative photographs.

The surveys included an assessment of the site for potentially jurisdictional Waters of the U.S. (a term that includes wetlands) as defined by the ACOE, 1987; 2008) and/or Waters of the State, including wetlands.

The site was for searched for special-status species and potentially suitable habitat for special-status species (e.g., vernal pools, areas with unusual soils). Additionally, trees near the site were assessed for the potential use by nesting raptors, especially Swainson's hawk (*Buteo swainsoni*). The grassland areas in

the site were searched for burrowing owls (*Athene cunicularia*) or ground squirrel burrows with evidence of past occupancy.

Under subcontract to Moore Biological, Salix Consulting, Inc. assessed the site for potentially suitable habitat for special-status plants and conducted rare plant surveys for potentially occurring special-status plants. Botanical surveys were conducted by Botanist Jeff Glazner on April 23 and May 10, 2024.

A table of "Special-Status Species" pursuant to CEQA was compiled from the results of the database searches. Special-status species include species that are currently listed as threatened or endangered, or species that are candidates for listing at the state or federal level, rare plants, and animals considered sensitive by CDFW, as described above. Common species identified in the CNDDB were not included the Special-Status Species table.

Results

GENERAL SETTING: The 4.3+/- acre "Gateway Road" site is in Napa, in Napa County, California. The site is in Section 1, in Township 4 North, Range 4 West of the USGS 7.5-minute Cuttings Wharf topographic quadrangle (Figure 1). The site slopes gently to the north, toward Sheehy Creek, ranging in elevations of approximately 40 to 55 feet above mean sea level. The body of the site, where development is proposed, is essentially level.

Aerial photographs confirm the site has been fallow for decades and subject to routine mowing and/or disking, presumably for weed abatement and fire suppression. Surrounding land uses in this portion of Napa County are primarily industrial and commercial. The site is bounded by Sheehy Creek to the north, Highway 12 to the east, and industrial development to the west and south (Figure 2 and photographs in Attachment C).

VEGETATION AND HABITAT TYPES: As described above, the grassland in the site is subject to routine mowing and/or disking, leaving it ruderal and highly disturbed. Vegetation communities in the project site correspond to the California Annual Grassland series and the Mixed Willow series (Sawyer and Keeler-Wolf, 1995), with the grasslands being in the development part of the site and the willow series along the Sheehy Creek.

Ruderal Grassland: Historically, the California Annual Grassland series was the most widespread upland vegetation type occurring in the greater project vicinity and was comprised of native grass and weed species. In contrast, the grasslands in the site have been subject to decades of disturbance, are highly disturbed, and comprised of mostly non-native species.

Oats (*Avena fatua*), Italian ryegrass (*Festuca perennis*), and wall barley (*Hordeum murinum*) are the dominant grasses in the site. Other grassland species such as common vetch (*Vicia sativa*), field bindweed (*Convolvulus arvensis*), and broad-leaf filaree (*Erodium botrys*) are intermixed with the grasses. A list of plant species observed in the study area is included in the Rare Plant Report (Attachment D).

Sheehy Creek Riparian Corridor: Almost all of the trees in the site are within the Sheehy Creek riparian corridor and will not be disturbed by project activities; almost all of the trees along Sheehy Creek have been planted. Dominant trees along the creek include Arroyo willow (*Salix lasiolepis*) and coast live oak (*Quercus agrifolia*); there are also coyote brush (*Baccharis pilularis*) and blue elderberry (*Sambucus nigra ssp. cerulea*) shrubs in the creek corridor.

In the development footprint, there is a small oak (*Quercus sp*.) along the west of the site and a few small ornamental bushes along the east fence line (Figure 2 and photographs in Attachment C). There are other landscape trees and ornamental shrubs and plants near the site, associated with nearby development.

WILDLIFE: A few birds were observed in the site during the field surveys. Representative species include great egret (*Ardea alba*), turkey vulture (*Cathartes aura*), red-shouldered hawk (*Buteo lineatus*), Swainson's hawk, American crow (*Corvus brachyrhynchos*), and European starling (*Sturnus vulgaris*). Table 1 is a list of birds and other wildlife species observed in the site.

The larger trees along Sheehy Creek are potentially suitable for nesting raptors. There are also several large trees in the project vicinity that are suitable for nesting raptors, including Swainson's hawk. Given the presence of large trees in and near the site and raptor foraging habitat (i.e., open fields) in and near the site, it is likely one or more pairs of raptors nest in and near the site during most years. A red-shouldered hawk was observed in creek corridor during every survey and may be nesting in the area.

Ground-nesting songbirds such as killdeer (*Charadrius vociferous*) may nest on the ground in and near the site and the grassland vegetation in parts of the site may be suitable for grassland-nesting species, such as red-winged blackbird (*Agelaius phoeniceus*). Songbirds associated with riparian habitats, such as tricolored blackbird (*Agelaius tricolor*) and other common bird species, may also nest within vegetation along Sheehy Creek.

A few common mammals have potential to occur in the site. No mammals were observed in the site during the field surveys, but sign from Botta's pocket gopher (*Thomomys bottae*) was observed. The site provides suitable habitat for mammals such as coyote (*Canis latrans*), black-tailed hare (*Lepus californicus*), desert cottontail (Sy*lvilagus bachmani*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and Virginia opossum (*Didelphis virginiana*). No California ground squirrels (*Otospermophilus beecheyi*) or their burrows were observed in the site. Small rodents including mice (*Mus musculus, Reithrodontomys megalotis,* and *Peromyscus maniculatus*) and voles (*Microtus californicus*) may occur in or adjacent to the site.

TABLE 1

WILDLIFE SPECIES DOCUMENTED IN THE SITE

Birds	
Great egret	*Ardea alba*
Turkey vulture	*Cathartes aura*
Red-shouldered hawk	*Buteo lineatus*
Swainson's hawk	*Buteo swainsoni*
Anna's hummingbird	*Calypte anna*
Tree swallow	*Tachycineta bicolor*
American crow	*Corvus brachyrhynchos*
European starling	*Sturnus vulgaris*
Mammals	
Botta's pocket gopher	*Thomomys bottae*

Due to lack of suitable habitat, few amphibians and reptiles are expected to use habitats in the site and none were observed. The site is within the range of common reptiles such as western fence lizard (*Sceloporus occidentalis*), western skink (*Eumeces skiltonianus*), western terrestrial garter snake (*Thamnophis elegans*), and common king snake (*Lampropeltis getulus*); these and other common reptile species may occur in the site. A few common amphibians, such as red-eared slider (*Trachemys scripta elegans*), may occur in Sheehy Creek. However, the portion of Sheehy Creek in the site is heavily shaded, reducing the likelihood that turtles, including western pond turtles (*Emys marmorata*) utilize the creek or adjacent habitats in a significant way (e.g., swimming and nesting).

AQUATIC RESOURCES: Waters of the U.S., including wetlands, are defined under 33 Code of Federal Regulations (CFR) 328 to include navigable waterways, their tributaries, and adjacent wetlands. State and federal agencies

regulate these habitats and Section 404 of the Clean Water Act requires that a permit be secured prior to the discharge of dredged or fill materials into any Waters of the U.S. The California Regional Water Quality Control Board (RWQCB) implements Section 401 of the Clean Water Act by issuing 401 Certification in support of 404 permits. Many jurisdictional Waters of the U.S. in California are also Waters of the State, and also fall under the jurisdiction of CDFW.

"Waters of the U.S.", as defined in 33 CFR 328.4, encompasses Territorial Seas, Tidal Waters, and Non-Tidal Waters; Non-Tidal Waters includes interstate and intrastate rivers and streams, their tributaries, and their adjacent wetlands. The limit of federal jurisdiction of Non-Tidal Waters of the U.S. extends to the "ordinary high water mark" (OHWM). The OHWM is established by physical characteristics such as a natural water line impressed on the bank, presence of shelves, destruction of terrestrial vegetation, or the presence of litter and debris.

Wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the ACOE *Wetlands Delineation Manual* and Regional Supplement (ACOE, 1987; 2008). Wetlands that are adjacent to and hydrologically very closely associated with jurisdictional lakes, rivers, streams, and tributaries can also fall under ACOE jurisdiction as "adjacent wetlands". Pursuant to a May 2023 Supreme Court decision, adjacent wetlands must have a continuous surface connection with a jurisdictional Water of the U.S. Geographically and hydrologically isolated wetlands are outside federal jurisdiction, but are regulated by RWQCB as a "Water of the State".

Jurisdictional Waters of the U.S. and wetlands include, but are not limited to, most perennial and intermittent creeks and lakes, as well as adjacent wetlands such as riparian wetlands along the edges of rivers. Waters of the U.S., wetlands, and other aquatic habitats provide critical habitat components, such as nest sites and a reliable source of water, for a wide variety of wildlife species.

Sheehy Creek is the only potentially jurisdictional Waters of the U.S. or wetland in the site. Sheehy Creek is mapped as a “blue-line” steam on the USGS topographic map (Figure 1) and as a “Riverine” feature on the NWI map.

Sheehy Creek flows generally east to west along the north edge of the site in a well-defined channel situated in the central part of a broad riparian corridor. There is a pedestrian path in the creek corridor, approximately mid-way between the creek and the generally level area proposed for development. Very few trees are apparent along this section of Sheehy Creek in historical aerial photographs and the path was constructed well outside the discontinuous band of riparian vegetation along the banks. The topography and habitats in the creek corridor have been substantially modified by grading associated with construction of the path and riparian plantings. Today, there are numerous planted trees and shrubs in the creek corridor, evidenced by landscape fabric, tree protections sleeves, and irrigation lines. Historical aerial images also chronicle the establishment and growth of the broad band of vegetation over 2+/- decades.

The active channel of Sheehy Creek has near-vertical banks that are 3 to 5 feet tall. Along the north edge of the site, the distance between the active channel and the development site ranges from approximately 40 to 80 feet, with a mean distance of 50 to 55 feet. The riparian corridor is vegetated in willows, oaks, coyote bush, and other trees, shrubs, and vines, that stabilize the banks, preserve water quality in the creek by filtering runoff, and provide habitat for a variety of wildlife species.

The establishment of riparian plantings, construction of the pedestrian path, and protection of the Sheehy Creek corridor *Habitat Conservation and Open Space Access* easement was conducted in support of the Napa Valley Gateway Industrial Park. The *Habitat Conservation and Open Space Access* easement boundaries provide clear separation between the land approved for development

in the industrial park and the conservation and open space corridor along the creek. The easement is held by Napa County and was recorded "to provide long-term protection for the conservation and open space values created by the restoration, realignment, and enhancement of Sheehy Creek" pursuant to Section 1603 agreements (i.e., permits) between the developer and California Department of Fish and Wildlife (CDFW).

The proposed project will fully avoid the *Habitat Conservation and Open Space Access* easement; development will be restricted to upland grasslands south of easement. The proposed project is not expected to adversely impact Sheehy Creek flows or water quality, or to reduce the open space, riparian habitat, and wildlife functions and values of the Sheehy Creek corridor

SPECIAL-STATUS SPECIES: Special-status species are plants and animals that are legally protected under the state and/or federal endangered species acts or other regulations. The Federal Endangered Species Act (FESA) of 1973 declares that all federal departments and agencies shall utilize their authority to conserve endangered and threatened plant and animal species. The California Endangered Species Act (CESA) of 1984 parallels the policies of FESA and pertains to native California species.

Special-status species also include other species that are considered rare enough by the scientific community and trustee agencies to warrant special consideration, particularly with regard to protection of isolated populations, nesting or denning locations, communal roosts, and other essential habitats. The presence of species with legal protection under CESA and/or FESA often represents a major constraint to development, particularly when the species are wide-ranging or highly sensitive to habitat disturbance and where proposed development would result in a take of these species.

Special-status plants are those which are designated rare, threatened, or endangered and candidate species for listing by the USFWS. Special-status plants also include species considered rare or endangered under the conditions of Section 15380 of the California Environmental Quality Act Guidelines, such as those plant species identified on Lists 1A, 1B, and 2 in the Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2024). Finally, special-status plants may include other species that are considered sensitive or of special concern due to limited distribution or lack of adequate information to permit listing or rejection for state or federal status, such as those included on CNPS List 3.

The likelihood of occurrence of listed, candidate, and other special-status species in the site is extremely low. Table 2 provides a summary of the listing status and habitat requirements of special-status species that have been documented in the greater project vicinity or for which there is potentially suitable habitat in the greater project vicinity. This table also includes an assessment of the likelihood of occurrence of each of these species in the site. The evaluation of the potential for occurrence of each species is based on the distribution of regional occurrences (if any), habitat suitability, and field observations.

SPECIAL-STATUS PLANTS: Twenty-nine (29) species of special-status plants were identified in the CNDDB (2024) search, most of which are several miles from the site (Table 2 and Attachment B). A total of nineteen (19) special-status plants have been found within five miles of the site: alkali milk-vetch (*Astragalus tener var. tener*), big-scale basalmroot (*Balsamorhiza macrolepis*), narrow-anthered brodiaea (*Brodiaea leptandra*), Lyngbye's sedge (*Carex lyngbyei*), Tiburon paintbrush (*Castilleja affinis var. neglecta*), holly-leaved ceanothus (*Ceanothus purpureus*), soft salty bird's-beak (*Chloropyron molle ssp. molle*), dwarf downingia (*Downingia pusilla*), Greene's narrow-leaved daisy (*Erigeron greenei*), San Joaquin spearscale (*Extriplex joaquinana*), Contra Costa goldfields (*Lasthenia conjugens*), delta tule pea (*Lathyrus jepsonii var. jepsonii*), Mason's lilaeopsis (*Lilaeopsis masonii*), Marin knotweed (*Polygonum marinense*), Suisun

marsh aster (*Symphyotrichum lentus*), Napa bluecurls (*Trichostema ruygtii*), two-fork clover (*Trifolium amoenum*), saline clover (*Trifolium hydrophilum*), and oval-leaved viburnum (*Viburnum ellipticum*) (Table 2 and Attachment B). The USFWS IPaC Trust Report includes a few of these same species identified on the CNDDB (2024) and also includes Lassics lupine (*Lupinus constancei*) (Attachment B).

Special-status plants generally occur in relatively undisturbed areas in vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, and areas with unusual substrates, such as serpentine or alkaline soils. In contrast, the ruderal grasslands in the site have been disturbed by historical agricultural uses, development on the site and in adjacent areas, construction staging, and periodic disking and/or mowing for weed abatement.

Rare plant surveys were conducted in the site on April 23 and May 10, 2024 by Salix Consulting (Attachment D). No special-status plants were observed in the site. Based on the disturbed condition of the habitats within the site, elevation of the site, substrates of the site, and the results of the field surveys, Salix concluded it is unlikely special-status plants occur in the site. Many of the special-status plant records in the CNDDB (2024) search area occur in specialty aquatic habitats, such as the expansive tidal marshes to the southwest of the site. Several of the special-status plant species are restricted to specific substrates, such as serpentine, which are not present on the site. The remaining special-status plant species occur in relatively more natural grassland, woodland, and/or chaparral habitats in higher elevations than the site.

SPECIAL-STATUS WILDLIFE: The potential for intensive use of the site by special-status wildlife species is generally low. A total of thirty-two (32) wildlife species are recorded in the CNDDB (2024) query, twenty-one (21) of which have been found within 5 miles of the site (Table 2 and Attachment B). These species

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
PLANTS						
Henderson's bent grass	*Agrostis hendersonii*	None	None	3	Valley and foothill grassland; vernal pools and seasonal wetlands.	Unlikely: the site does not provide suitable habitat for Henderson's bent grass and is below the elevation range of this species. The nearest occurrence of Henderson's bent grass in the CNDDB (2024) search area is over 5 miles from the site.
Franciscan onion	*Allium peninsulare var. franciscanum*	None	None	1B	Cismontane woodland, valley and foothill grassland.	Unlikely: the site does not provide suitable habitat for Franciscan onion and is below the elevation range of this species. The nearest record of this species in the CNDDB (2024) search area is over 5 miles from the site.
Alkali milk-vetch	*Astragalus tener var. tener*	None	None	1B	Alkali playas and vernal pools.	Unlikely: there are no alkali playas or vernal pools in the site. The nearest occurrence of alkali milk vetch in the CNDDB (2024) search area is approximately 2 miles northwest of the site.
Big-scale balsamroot	*Balsamorhiza macrolepis*	None	None	1B	Chaparral, valley and foothill grassland and cismontane woodland; sometimes serpentine soils.	Unlikely: the site does not provide suitable habitat for big-scale balsamroot and is below the elevation range of this species. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 4 miles southeast of the site.
Narrow-anthered brodiaea	*Brodiaea leptandra*	None	None	1B	Broadleaf upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grasslands.	Unlikely: the site does not provide suitable habitat for and is below the elevation range of narrow-anthered brodiaea. The nearest occurrence of narrow-anthered brodiaea in the CNDDB (2024) search area is approximately 2.5 miles northeast of the site.
Lyngbye's sedge	*Carex lyngbyei*	None	None	2	Marshes and swamps (brackish or freshwater).	Unlikely: there is no marsh or swamp habitat in the site; Sheehy Creek is a swiftly flowing stream. The nearest occurrence of Lyngbye's sedge in the CNDDB (2024) search area is approximately 3 miles southwest of the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Tiburon paintbrush	*Castilleja affinis ssp. neglecta*	E	T	1B	Valley and foothill grassland habitat at rocky serpentine sites.	Unlikely: there are no serpentine rocky areas in the site and the site is below the elevation range of this species. The nearest occurrence of Tiburon paintbrush in the CNDDB (2024) search area is approximately 4 miles southeast of the site.
Holly-leaved ceanothus	*Ceanothus purpureus*	None	None	1B	Chaparral and cismontane woodland in volcanic or rocky soils.	Unlikely: there is no chaparral or woodland habitat in the site. The nearest occurrence of holly-leaved ceanothus in the CNDDB (2024) search area is approximately 3 miles northeast of the site.
Pappose tarplant	*Centromadia parryi* spp*. parryi*	None	None	1B	Coastal prairie and salt marsh, meadows and seeps, vernally mesic areas in valley and foothill grassland.	Unlikely: the site does not provide suitable habitat for pappose tarplant. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.
Soft salty bird's-beak	*Chloropyron molle ssp. molle*	E	R	1B	Meadows and seeps, playas, valley and foothill grasslands; in alkaline soils.	Unlikely: the site does not provide suitable habitat for this species; there are no alkaline soils in the site. The nearest occurrence of soft salty bird's-beak in the CNDDB (2024) search area is over 5 miles from the site. The site is not in designated critical habitat of this species (USFWS 2007).
Dwarf downingia	*Downingia pusilla*	None	None	2	Vernal pools.	Unlikely: there are no vernal pools in the site. The nearest occurrence of dwarf downingia in the CNDDB (2024) search area is approximately 0.5 miles northwest of site.
Greene's narrow-leaved daisy	*Erigeron greenei*	None	None	1B	Chaparral habitats; in serpentine and volcanic substrates	Unlikely: there is no chaparral habitat in the site. The nearest occurrence of Greene's narrow-leaved daisy in the CNDDB (2024) search area is approximately 2.5 miles northeast of the site.
Jepson's coyote thistle	*Eryngium jepsonii*	None	None	1B	Valley and foothill grasslands, within vernal pools.	Unlikely: the site does not provide suitable habitat for Jepson's coyote thistle; there are no vernal pools in the site. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
San Joaquin spearscale	*Extriplex joaquinana*	None	None	1B	Chenopod scrub, alkali meadow, valley and foothill grassland; in alkaline soils.	Unlikely: the site does not provide suitable habitat for San Joaquin spearscale. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 3.5 miles northwest of the site.
Brewer's western flax	*Hesperolinon breweri*	None	None	1B	Chaparral, cismontane woodland, valley and foothill grassland; usually serpentine soils.	Unlikely: the site does not provide suitable habitat for Brewer's western flax; no areas of serpentine soils were observed in the site. The nearest occurrence of Brewer's western flax in the CNDDB (2024) search area is over 5 miles from the site.
Carquinez goldenbush	*Isocoma arguta*	None	None	1B	Valley and foothill grassland, in alkaline soils.	Unlikely: the grasslands in the site do not provide suitable habitat for Carquinez goldenbush. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.
Contra Costa goldfields	*Lasthenia conjugens*	E	None	1B	Valley and foothill grassland within vernal pools and swales.	Unlikely: there are no vernal pools or seasonal wetland habitats in the site. The nearest occurrence of Contra Costa goldfields in the CNDDB (2024) is approximately 1 mile northwest of the site. The site is not in designated critical habitat of this species (USFWS 2005).
Delta tule pea	*Lathyrus jepsonii var. jepsonii*	None	None	1B	Freshwater or brackish marshes and swamps, usually along the edges of delta islands.	Unlikely: there is no marsh or swamp habitat in the site; Sheehy Creek is a swiftly flowing stream. The nearest occurrence of delta tule pea in the CNDDB (2024) search area is approximately 1.5 miles northwest of the site.
Legenere	*Legenere limosa*	None	None	1B	Vernal pools within the Central Valley.	Unlikely: there are no vernal pools in the site. The nearest occurrence of legenere in the CNDDB (2024) search area is over 5 miles from the site.
Jepson's leptosiphon	*Leptosiphon jepsonii*	None	None	1B	Chaparral, cismontane woodland.	Unlikely: there is no suitable habitat in the site to support Jepson's leptosiphon. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Lassics lupine	*Lupinus constancei*	E	E	1B	Lower montane coniferous forest (serpentinite).	Unlikely: there is no suitable habitat for Lassics lupine in the site. There are no occurrences of this species in the CNDDB (2024) search area.
Mason's lilaeopsis	*Lilaeopsis masonii*	None	R	1B	Freshwater or brackish marshes, tidally inundated; swamps and riparian scrub.	Unlikely: there is no marsh or swamp habitat in the site; Sheehy Creek is a swiftly flowing stream. The nearest occurrence of Mason's lilaeopsis in the CNDDB (2024) search area is approximately 1.5 miles northwest of the site.
Marin knotweed	*Polygonum marinense*	None	None	3	Marshes and swamps.	Unlikely: there is no marsh or swamp habitat in the site; Sheehy Creek is a swiftly flowing stream. The nearest record of Marin knotweed in the CNDDB (2024) search area is approximately 2 miles southwest of the site.
California beaked-rush	*Rhynchospora californica*	None	None	1B	Freshwater seeps and open marshy areas.	Unlikely: there is no suitable habitat in the site to support this species. The nearest occurrence of California beaked-rush in the CNDDB (2024) search area is over 5 miles from the site.
Napa checkerbloom	*Sidalcea hickmanii ssp. napensis*	None	None	1B	Chaparral.	Unlikely: there is no chaparral in the site. The nearest occurrence of Napa checkerbloom in the CNDDB (2024) is over 5 miles from the site.
Suisun Marsh aster	*Symphyotrichum lentum*	None	None	1B	Freshwater and brackish marshes and swamps, usually along the edges of delta islands.	Unlikely: there is no marsh or swamp habitat in the site; Sheehy Creek is a swiftly flowing stream. The nearest occurrence of Suisun marsh aster in the CNDDB (2024) search area is approximately 1.5 miles southwest of the site.
Napa bluecurls	*Trichostema ruygtii*	None	None	1B	Chaparral, cismontane woodland, valley and foothill grassland, lower montane coniferous forest, vernal pools.	Unlikely: the site does not provide suitable habitat for and is below the elevation range of Napa bluecurls. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 5 miles northeast of the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Two-fork clover	*Trifolium amoenum*	E	None	1B	Valley and foothill grassland and coastal bluff scrub, sometimes on serpentine soils.	Unlikely: the site does not contain suitable habitat for this species. The nearest occurrence of two-fork clover in the CNDDB (2024) search area is approximately 2.5 miles south of the site.
Saline clover	*Trifolium hydrophilum*	None	None	1B	Marshes and swamps, mesic areas in valley and foothill grassland, vernal pools.	Unlikely the site does not contain suitable habitat for saline clover. The nearest occurrence of saline clover in the CNDDB (2024) search area is approximately 1 mile north of the site.
Oval-leaved viburnum	*Viburnum ellipticum*	None	None	2	Chaparral, cismontane woodland, and lower montane coniferous forest.	Unlikely: the site does not contain suitable habitat for oval-leaved viburnum. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 3 miles northeast of the site.
WILDLIFE						
Birds						
California least tern	*Sternula antillarum browni*	E	E	N/A	Estuaries and bays; nests on exposed tidal flats or beaches.	Very unlikely: the site does not contain suitable habitat for California least tern. There are no occurrences of this species in the CNDDB (2024) search area.
California Ridgway's rail	*Rallus obsoletus obsoletus*	E	E	N/A	Salt water and brackish marshes traversed by tidal sloughs in the San Francisco Bay; associated with pickleweed.	Very unlikely: there is no suitable marsh habitat in the site to support California Ridgway's rail. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 1.5 miles southwest of the site.
Swainson's hawk	*Buteo swainsoni*	None	T	N/A	Nests in large trees, usually within riparian corridors. Forages in agricultural fields and annual grassland.	Moderate: while the grassland in the site is weedy and provides poor quality foraging habitat, there are large trees in close proximity to the site that are suitable for nesting Swainson's hawks. The CNDDB contains four records of nesting Swainson's hawks within 0.5 miles of the site. Swainson's hawks were seen soaring north of the site during the field surveys.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Northern spotted owl	*Strix occidentalis caurina*	T	T	N/A	Mixed aged stands of old growth and mature trees; usually damp, dense, shaded forests. Occasionally found in younger forests.	Unlikely: the site does not provide suitable habitat for this species. There are no occurrences of northern spotted owl in the CNDDB (2024) search area.
Tricolored blackbird	*Agelaius tricolor*	None	T	N/A	Open water and protected nesting substrate, usually cattails and riparian scrub.	Unlikely: tricolored blackbird may fly over or forage in the site, but is not expected to nest along Sheehy Creek due to limited potential nesting habitat, surrounding development, and high levels of noise and human activity. The nearest occurrence of tricolored blackbirds in the CNDDB (2024) search area is approximately 0.5 miles south of the site.
California black rail	*Laterallus jamaicensis coturniculus*	None	T	N/A	Mainly inhabits salt marshes bordering larger bays.	Very unlikely: the site does not provide suitable habitat for California black rail. The nearest occurrence of California black rail in the CNDDB (2024) search area is approximately 1.5 miles southwest of the site.
Western snowy plover	*Charadrius alexandrinus nivosus*	T	SC	N/A	Sandy beaches, salt pond levees and shores of large alkali lakes.	Unlikely: the site does not provide suitable habitat for western snowy plover. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 4 miles southwest of the site.
Golden eagle	*Aquila chrysaetos*	None	FP	N/A	Nesting areas are associated with cliff-walled canyons and large trees. Forages in rolling hills and mountain areas	Unlikely: there are a few large trees in the project vicinity, but golden eagles are not expected to nest in trees in such close proximity to development. The nearest occurrence of golden eagle in the CNDDB (2024) search area is approximately 2.5 miles northwest of the site.
White-tailed kite	*Elanus leucurus*	None	FP	N/A	Herbaceous lowlands with variable tree growth and dense population of voles.	Low: while the grassland in the site is weedy and are large trees in the site and in surrounding parcels that may be used by nesting white-tailed kite. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 3 miles northwest of the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Saltmarsh common yellowthroat	*Geothlypis trichas sinuosa*	None	SC	N/A	San Francisco Bay fresh and saltwater marshes. Requires thick, continuous cover down to water surface for foraging.	Very unlikely: the site does not provide suitable habitat for saltmarsh common yellowthroat; this species is known to occur in and near marsh environments. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 2.5 miles southwest of the site.
San Pablo song sparrow	*Melospiza melodia samuelis*	None	SC	N/A	Salt marshes bordering the north side of San Francisco Bay and San Pablo Bay.	Unlikely: the site does not contain marsh habitat for this species. The nearest occurrence of San Pablo song sparrow in the CNDDB (2024) search area is approximately 2 miles southwest of the site.
Yellow rail	*Coturnicops noveboracensis*	None	SC	N/A	Fresh water marshlands, summer residence in eastern Sierra Nevada in Mono County.	Very unlikely: the site does not provide suitable marsh habitat for this species. The nearest occurrence of yellow rail in the CNDDB (2024) search area is over 5 miles from the site.
Bank swallow	*Riparia riparia*	None	T	N/A	Nests colonially in riparian habitats; requires vertical banks and cliffs with fine-textured soils.	Unlikely: there is no suitable nesting habitat for this species in or adjacent to the site and no bank swallows were observed during the field surveys. The nearest record of bank swallow in the CNDDB (2024) search area is over 5 miles from the site.
Suisun song sparrow	*Melospiza melodia maxillaris*	None	SC	N/A	Brackish water marshes in and near Suisun Bay. Inhabits cattails, tules, and tangles bordering sloughs.	Very unlikely: the site does not provide suitable habitat for Suisun song sparrow. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.
Northern harrier	*Circus hudsonius*	None	SC	N/A	Coastal salt & freshwater marsh; nest and forage in grasslands.	Unlikely: there is no suitable habitat in the site to support northern harrier. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 4 miles southwest of the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Burrowing owl	*Athene cunicularia*	None	SC	N/A	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation.	Unlikely: the grassland in the site is weedy and provides poor quality habitat for burrowing owls. No burrowing owls or ground squirrel burrows were observed in the site. The nearest occurrence of this species in the CNDDB (2024) search area is a record within 0.5 miles northwest of the site.
Mammals						
Suisun shrew	*Sorex ornatus sinuosus*	None	SC	N/A	Tidal marshes of the northern shores of San Pablo Bay and Suisun Bay.	Very unlikely: the project site does not contain suitable habitat for this species. The nearest occurrence of Suisun shrew in the CNDDB (2024) search area is over 5 miles from the site.
Salt-marsh harvest mouse	*Reithrodontomys raviventris*	E	E	N/A	Saline emergent wetlands dominated by pickleweed.	Very unlikely: the site does not provide suitable habitat for salt-marsh harvest mouse; no areas of pickleweed were observed in or adjacent to the site. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 1.5 miles southwest of the site.
American badger	*Taxidea taxus*	None	SC	N/A	Drier open stages of most shrub, forest, and herbaceous habitats, with friable soils	Unlikely: the site does not provide suitable habitat for American badger. The nearest record of this species in the CNDDB (2024) search area is approximately 3.5 miles northwest of the site.
Pallid bat	*Antrozous pallidus*	None	SC	N/A	Open and dry habitats with rocky areas for roosting.	Unlikely: the site does not provide suitable habitat for pallid bat. The nearest record of this species in the CNDDB (2024) search area is approximately 3.5 miles northwest of the site.
Reptiles & Amphibians						
California red-legged frog	*Rana draytonii*	T	SC	N/A	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Unlikely: Sheehy Creek is relatively shallow, lacks plunge pools, and does not provide suitable aquatic habitat for California red-legged frog. The nearest record of this species in the CNDDB (2024) search area is approximately 2.5 miles southeast of the site. The site is not in designated critical habitat for California red-legged frog (USFWS, 2006).

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Foothill yellow-legged frog – north coast DPS	*Rana boylii pop. 1*	None	SC	N/A	Perennial water bodies (i.e., streams and ponds) with abundant riparian vegetation.	Very unlikely: there is no aquatic habitat for foothill yellow-legged frog in or adjacent to the site; Sheehy Creek does not contain the aquatic characteristics to support this species. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 3 miles southeast of the site.
Green sea turtle	*Chelonia mydas*	T	None	N/A	Tropical and subtropical waters along continental coasts.	Very unlikely: the site does not provide suitable habitat for this species. There are no occurrences of green sea turtle recorded in the CNDDB (2024) in the search area.
California giant salamander	*Dicamptodon ensatus*	None	SC	N/A	Coastal forests; breeds in streams.	Unlikely: there is no suitable breeding habitat in or near the site for California giant salamander. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.
Western spadefoot	*Spea hammondii*	None	SC	N/A	Breeds and lays eggs in seasonal water bodies such as deep vernal pools or stock ponds.	Unlikely: there is no suitable breeding habitat for western spadefoot in or adjacent to the site. There are no occurrences of this species in the CNDDB (2024) search area.
Western pond turtle	*Emys marmorata*	PT	SC	N/A	Ponds, marshes, streams, and ditches with emergent aquatic vegetation and basking areas.	Low: Although Sheehy Creek is highly shaded, western pond turtles may occur in this creek and travel on to the adjacent uplands to nest. The nearest occurrence of this species in the CNDDB (2024) search area is approximately 2.5 miles southwest of the site.
Fish						
Longfin smelt	*Spirinchus thaleichthys*	PT	T	N/A	Brackish estuarine habitats.	None: Sheehy Creek does not provide suitable habitat for this species. The nearest occurrence of longfin smelt in the CNDDB (2024) search area is approximately 1.5 miles west of the site.
Tidewater goby	*Eucyclogobius newberryi*	E	None	N/A	Coastal lagoons and the uppermost brackish water zones of larger estuaries.	None: there is no aquatic habitat in the site. There are no occurrences of tidewater goby in the CNDDB (2024) search area.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Delta smelt	*Hypomesus transpacificus*	T	E	N/A	Shallow lower delta waterways with submersed aquatic plants and other suitable refugia.	None: Sheehy Creek does not provide suitable habitat for this species. The nearest occurrence of delta smelt in the CNDDB (2024) is over 5 miles from the site. The project site is not in delta smelt designated critical habitat (USFWS, 1994)
Steelhead - Central California coast DPS	*Oncorhynchus mykiss irideus pop. 8*	T	SC	N/A	Riffle and pool complexes with adequate spawning substrates within Central Valley drainages.	None: Sheehy Creek does not provide suitable habitat for this species. The nearest record of steelhead in the CNDDB (2024) is approximately 3 miles southwest of the site. The site is not within designated critical habitat for Central California coast DPS steelhead (NOAA, 2005).
Green sturgeon – southern DPS	*Acipenser medirostris pop.1*	T	SC	N/A	Non-spawning adults occupy marine/estuarine waters; Delta estuary important for rearing juveniles. Spawning occurs in cool sections of mainstem rivers in deep pools.	None: Sheehy Creek does not provide suitable habitat for this species. The nearest occurrence of green sturgeon in the CNDDB (2024) search area is approximately 3.5 miles southwest of the site. The site is not in designated critical habitat for green sturgeon (NMFS, 2009).
Sacramento splittail	*Pogonichthys macrolepidotus*	None	SC	N/A	Endemic to the lakes and rivers of the Central Valley; now confined to the delta, Suisun Bay, and associated marshes.	None: Sheehy Creek does not provide suitable habitat for this species. The nearest occurrence of Sacramento splittail in the CNDDB (2024) search area is over 5 miles from the site.
Invertebrates						
Conservancy fairy shrimp	*Branchinecta conservatio*	E	None	N/A	Vernal pools.	Very unlikely: there are no seasonal wetlands of vernal pools in the site. There are no occurrences of Conservancy fairy shrimp in the CNDDB (2024) search area. The site is not in Conservancy fairy shrimp designated critical habitat (USFWS 2005).
California freshwater shrimp	*Syncaris pacifica*	E	E	N/A	Low-elevation perennial streams in the northern Bay Area.	Unlikely: Sheehy Creek does not provide suitable habitat for this species. The nearest occurrence of California freshwater shrimp in the CNDDB (2024) search area is over 5 miles from the site.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status[1]	State Status[2]	CNPS List[3]	Habitat	Potential for Occurrence in the Site
Vernal pool fairy shrimp	*Branchinecta lynchi*	T	None	N/A	Vernal pools.	Very unlikely: there are no seasonal wetlands of vernal pools in the site. The nearest occurrence of vernal pool fairy shrimp in the CNDDB (2024) search area is approximately 2 miles southwest of the site. The site is not in designated critical habitat of this species (USFWS 2005).
Valley elderberry longhorn beetle	*Desmocerus californicus dimorphus*	T	None	N/A	Elderberry shrubs in the Central Valley and surrounding foothills.	Unlikely: while there are blue elderberry shrubs in the Sheehy Creek riparian corridor, the site is outside the species' range. The nearest occurrence of valley elderberry longhorn beetle in the CNDDB (2024) search area is over 5 miles from the site. The site is not in designated critical habitat for this species (USFWS 1980).
Callippe silverspot butterfly	*Speyeria callippe callippe*	E	None	N/A	Restricted to the northern coastal scrub of the San Francisco Peninsula; host plant is *Viola pedunculata.*	Unlikely: the site does not provide suitable habitat for Callippe silverspot butterfly. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.
Monarch butterfly	*Danaus plexippus*	C	None	N/A	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Unlikely: Monarch butterfly may fly over the site during its migration, but is not expected to occur in the site in a meaningful capacity due to a lack of floristic resources. This species is also commonly known to overwinter in coastal environments. There are no occurrences of monarch butterfly in the CNDDB (2024) search area.
Western bumble bee	*Bombus occidentalis*	None	CE	N/A	Meadows and grasslands with abundant floral resources, usually high elevation.	Unlikely: the site does not provide suitable habitat for western bumble bee and this species is known from higher elevation habitats. The nearest occurrence of this species in the CNDDB (2024) search area is over 5 miles from the site.

1 T= Threatened; E = Endangered; PT = Proposed for Threatened Listing; C = Candidate for Listing.

2 T = Threatened; E = Endangered; CE = Candidate for Endangered Listing; R = Rare; FP = Fully Protected Species; SC = State of California Species of Special Concern.

3 CNPS (California Native Plant Society) List 1B includes species that are rare, threatened, or endangered in California and elsewhere; List 2 includes plants that are rare, threatened or endangered in California but are more common elsewhere; List 3 includes plants about which more information is needed.

include: Swainson's hawk, tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), burrowing owl, California Ridgway's rail (*Rallus obsoletus obsoletus*), golden eagle (*Aquila chrysaetos*), northern harrier (*Circus hudsonius),* San Pablo song sparrow (*Melospiza melodia samuelis*)*,* western snowy plover (*Charadrius nivosus nivosus*), saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*), California black rail (*Laterallus jamaicensis coturniculus*), American badger (*Taxidea taxus*), pallid bat (*Antrozous pallidus*), salt-marsh harvest mouse (*Reithrodontomys raviventris*), California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylii*), western pond turtle (*Emys marmorata*), steelhead (*Oncorhynchus mykiss irideus*), green sturgeon (*Acipenser medirostris*), longfin smelt (*Spirinchus thaleichthys*), and vernal pool fairy shrimp (*Branchinecta lynchi*).

The USFWS IPaC Trust Report includes a few of these same species and also includes California least tern (*Sterna antillarum browni*), northern spotted owl (*Strix occidentalis caurina*), green sea turtle (*Chelonia mydas*), western spadefoot (*Spea hammondii*), tidewater goby (*Eucyclogobius newberryi*), monarch butterfly (*Danaus plexippus*), and Conservancy fairy shrimp (*Branchinecta conservatio*) (Attachment B).

While the site may have provided habitat for one or more special-status wildlife species at some time in the past, agriculture and development have substantially modified natural habitats in the greater project vicinity, including those within the site. Swainson's hawk could nest in trees in close proximity to the site and could be disturbed by construction. Western pond turtle may also occur in the site; these species are discussed further below. Due to a lack of suitable habitat, the remaining wildlife species in Table 2 have essentially no potential to occur in or near the site on more than a transitory basis.

SWAINSON'S HAWK: The Swainson's hawk is a migratory hawk listed by the State of California as a Threatened species. The Migratory Bird Treaty Act (MBTA) and

Fish and Game Code of California (FGCC) protect Swainson's hawks year-round, as well as their nests during the nesting season (March 1 through September 15). Swainson's hawks are found in the Central Valley primarily during their breeding season, a population is known to winter in the San Joaquin Valley.

Swainson's hawks prefer nesting sites that provide sweeping views of nearby foraging grounds consisting of grasslands, irrigated pasture, hay, and wheat crops. Most Swainson's hawks are migratory, wintering in Mexico and breeding in California and elsewhere in the western United States. This raptor generally arrives in the Central Valley in mid-March, and begins courtship and nest construction immediately upon arrival at the breeding sites. The young fledge in early July, and most Swainson's hawks leave their breeding territories by late August.

The CNDDB (2024) contains 13 records of Swainson's hawks within 2 miles of the site. The nearest record of nesting Swainson's hawk in the CNDDB (2024) search area is a record within a notable row of large trees along N. Kelly Road, approximately 1,500 feet northeast of the site. Swainson's hawk was a focal species during the two field surveys, which were conducted in the heart of the nesting season for this species.

Swainson's hawks were observed soaring to the north of the site during both surveys. Each day, a Swainson's hawk was seen flying from east to west, foraging in an open field northwest of the site and then returning back to the row of trees along N. Kelly Road, to the northeast. No raptor stick nests were observed in the trees along the Sheehy Creek corridor or in trees visible from the site with binoculars. We also drove around the site, as access and visibility allowed, to search large trees in the project vicinity for Swainson's hawks. No other Swainson's hawks were seen other than the pair associated with the tree cluster along N. Kelly Road.

The conversion of 4.3+/- acres of potential low-quality potential Swainson's hawk foraging habitat to developed uses is viewed as less than significant. The grasslands in the site, which are weedy and highly disturbed by disking, provide low quality potential foraging habitat for this species. The potential use of the grasslands for foraging is also reduced by the small size of the field and surrounding development.

Large trees in and near the site and in the general project vicinity are potentially suitable for nesting Swainson's hawks, which are known to nest in the area. Although considered unlikely, Swainson's hawk may nest in the site, in large trees along Sheehy Creek.

WESTERN POND TURTLE: Western pond turtle is a state species of concern, and was recently proposed for listing as a federally threatened species. Western pond turtles are associated with permanent or nearly permanent bodies of water with adequate basking sites such as logs, rocks or open mud banks. Pond turtles construct nests in sandy banks along slow-moving streams and ponds in the spring and the young usually hatch in 2 to 3 months. The nearest occurrence of western pond turtle in the CNDDB (2024) search area is approximately 2.5 miles southwest of the site.

No western pond turtles were observed in the site during the 2024 surveys; the active channel and banks of Sheehy Creek were searched during each survey. The portion of Sheehy Creek in the site is extremely shaded, reducing the likelihood that western pond turtle would bask in this portion of the creek. Other portions of Sheehy Creek may be better suitable for this species and western pond turtle may occasionally swim through the site. Although considered unlikely due to its disturbed nature, western pond turtles from Sheehy Creek may travel across the site on occasion and could potentially nest in grasslands in or near the site.

OTHER SPECIAL-STATUS WILDLIFE SPECIES: The site does not provide highly suitable habitat for other special-status wildlife species. Special-status birds may fly over the area, but are not be expected to nest in or immediately adjacent to the project site, primarily due to lack of habitat. For example, tricolored blackbird may fly over or forage in the site on occasion, but the location of the site in a developed area reduces the likelihood that tricolored blackbird, a colonial-nesting species, would nest within the small Sheehy Creek corridor in the site. Similarly, white-tailed kite may occur in the area, but the limited number of trees and surrounding development reduces the likelihood that kites would nest in or adjacent to the site. No California ground squirrel burrows were observed in the site to provide habitat for burrowing owl. The suitability of the site for burrowing owls is also reduced by the weediness of the grassland and routine disking. The site does not provide suitable habitat for northern spotted owl. Golden eagle is not expected to occur or nest in the are due to levels of development and the species' preference to nest on large cliffs or in mature trees. The remaining special-status birds including northern harrier, bank swallow (*Riparia riparia*), western snowy plover, yellow rail (*Coturnicops noveboracensis*), California black rail, saltmarsh common yellowthroat, Suisun song sparrow (*Melospiza melodia maxillaris*), San Pablo song sparrow, and California Ridgway's rail are highly associated with large bodies of water or tidal marsh habitat, which do not occur in or near the site.

None of the special-status mammals in Table 2 are expected to occur on-site due to a lack of suitable habitat. Pallid bat may fly over or forage in the area, but there is no roosting habitat in or adjacent to the site. The disked grassland does not provide high-quality habitat for American badger, a species which is found in more natural areas away from development. Suisun shrew (*Sorex ornatus sinuosus*) and salt-marsh harvest mouse are highly associated with marsh and wetland habitats that are not present in or near the site.

There is no suitable aquatic habitat in the site for green sea turtle, California giant salamander, western spadefoot, California red-legged frog, foothill yellow-legged frog, Sacramento splittail (*Pogonichthys macrolepidotus*), steelhead, green sturgeon, longfin smelt, tidewater goby, or other special-status fish.

There are no vernal pools or seasonal wetlands in the site to support vernal pool fairy shrimp, California freshwater shrimp (*Syncaris pacifica*), or Conservancy fairy shrimp. There are a few blue elderberry shrubs along Sheehy Creek, but the site is outside of the known species range for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) and vegetation along Sheehy Creek will not be disturbed.

Monarch butterfly may fly over the site during its migration, but this species is more known to occur in coastal environments and would not be expected to utilize the site for overwintering. Callippe silverspot butterfly (*Speyeria callippe callippe*) is restricted to coastal scrub and is not known from the area. The site lacks the floristic requirements for intensive use by special-status bee species, including western bumble bee (*Bombus occidentalis*), which its current range is also restricted to higher elevations.

CRITICAL HABITAT: The site is not in designated critical habitat of federally listed vernal pool shrimp or plants (USFWS, 2005), California red-legged frog (USFWS, 2006), soft salty bird's-beak (USFWS, 2007), valley elderberry longhorn beetle (USFWS, 1980), green sturgeon (NOAA, 2009), western snowy plover (USFWS 2012), or other federally listed species (Attachment F).

WILDLIFE MOVEMENT CORRIDORS: Well-developed riparian corridors are often utilized for movement by wildlife species such as deer, coyote, red fox (*Vulpes vulpes*), and bobcat (*Felis rufus*), as well as a variety of amphibians, reptiles, and fish. Although Sheehy Creek primarily contains planted species, this creek corridor may be utilized by a handful of common species for movement. The

Sheehy Creek corridor is not within the footprint of development and will not be impacted by project activities.

HABITAT CONSERVATION PLANS: The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Conclusions and Recommendations

- The site is comprised of ruderal grassland; grassland habitat in the site is best described as highly disturbed.

- Sheehy Creek is a potential Water of the U.S. and Water of the State. The proposed project will fully avoid Sheehy Creek; development will be restricted to upland grasslands south of the Sheehy Creek corridor *Habitat Conservation and Open Space Access* easement.

- Beyond Sheehy Creek, there are no potentially jurisdictional Waters of the U.S. or wetlands in the site. There are also no other areas in the site meeting the criteria of Waters of the State, including wetlands.

- Due to a lack of suitable habitat, it is unlikely that special-status plants occur in the site. No special-status plants were observed and none are expected to occur in the site.

- The site provides low quality potential foraging habitat for Swainson's hawk The conversion of 4.3+/- acres of potential low-quality potential Swainson's hawk foraging habitat to developed uses is viewed as less than significant.

- Sheehy Creek provides low quality potential habitat for western pond turtle. Although considered unlikely, western pond turtles from Sheehy Creek may travel across the site on occasion and could potentially nest in grasslands in or near the site.

- Due to a lack of suitable habitat, it is unlikely other special-status wildlife species occur in the site on more than a transitory or very occasional basis.

- The site is not within designated critical habitat for any federally listed species.

- The project will not result in adverse impacts to wildlife movement corridors. The Sheehy Creek corridor will be fully avoided by project development.

- The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

- Pre-construction surveys for nesting Swainson's hawks within 0.25 miles of the study area are recommended within 15 days prior to the commencement of construction between March 1 and August 31. The surveys should incorporate methodologies from the Swainson's Hawk Technical Advisory Committee (SHTAC, 2000) survey guidelines. If active nests are found, it is recommended a qualified biologist should determine the need (if any) for temporal restrictions on construction pursuant to criteria outlined by the SHTAC, 2000).

- Pre-construction surveys for western pond turtle and their nests are recommended prior to the commencement of construction during April 1 through October 31. This would involve a search for nests in uplands in the site. If nest sites are located, a 50-foot buffer area around the nest should

be staked and work should be delayed until hatching is complete and the young have left the nest site.

- The trees and grasslands in the site could be used by birds protected by the MBTA or FGCC. If vegetation removal or construction commences during the nesting season of raptors (January 1 through July 31), a pre-construction survey for nesting raptors is recommended. If vegetation removal or construction commences during the general avian nesting season (March 1 through July 31), a pre-construction survey for all species of nesting birds is recommended. If active nests are found, work in the vicinity of the nests should be delayed until the young fledge.

Please call me at (209) 745-1159 with any questions.

Sincerely,

Diane S. Moore, M.S.
Principal Biologist

References and Literature Consulted

ACOE (U.S. Army Corps of Engineers). 1987. Technical Report Y87-1. U.S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, MI.

ACOE. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. U.S. Army Engineer Research and Development Center, Vicksburg, MS. September.

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California Native Plant Society, Rare Plant Program. 2024. Inventory of Rare and Endangered Plants of California (online edition, v9.5). Website http://www.rareplants.cnps.org

National Oceanic and Atmospheric Administration (NOAA). 2009. Endangered and Threatened Wildlife and Plants: Final Rulemaking to Designate Critical Habitat for the Threatened Southern Distinct Population Segment of North American Green Sturgeon; Final Rule. Federal Register 74 (196): 52299-52351. November 9.

Sawyer & Keeler-Wolf. 1995. A Manual of California Vegetation. California Native Plant Society, Sacramento. California.

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USFWS (United States Fish and Wildlife Service). 1980. Part II, Department of the Interior, Fish and Wildlife Service. 50 CFR Part 17. Listing the Valley Elderberry Longhorn Beetle as a Threatened Species with Critical Habitat. Federal Register 45 No. 155, pp. 52803-52807, August 8.

USFWS. 1994. Final Critical Habitat for the Delta Smelt (*Hypomesus transpacificus*). Federal Register Vol. 59, No. 242, December 19, 1994, pp. 65256 – 65279.

USFWS. 2005. Part II, Department of the Interior, Fish and Wildlife Service. 50 CFR Part 17: Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for Four Vernal Pool Crustaceans and Eleven Vernal Pool Plants in California and Southern Oregon; Evaluation and Economic Exclusions from August 2003 Final Designation, Final Rule. Federal Register Vol. 70, No. 154, August 11.

USFWS. 2006. Part II, Department of the Interior, Fish and Wildlife Service. 50 CFR Part 17: Endangered and Threatened Wildlife and Plants; Designation of Critical Habitat for California Red-Legged Frog, and Special Rule Exemption

Associated with Final Listing for Existing Routine Ranching Activities, Final Rule. Federal Register Vol. 71, No. 71, April 13.

USFWS. 2007. Department of the Interior, Fish and Wildlife Service. 50 CFR Part 17: Endangered and Threatened Wildlife and Plants; Designation of Critical Habitat for Cirsium hydrophilum var. hydrophilum (Suisun thistle) and Cordylanthus mollis ssp. mollis (soft bird's-beak). Final Rule. Federal Register Vol. 72, No. 70, April 12.

USFWS. 2012. Department of the Interior, Fish and Wildlife Service. 50 CFR Part 17: Endangered and Threatened Wildlife and Plants; Revised Designation of Critical Habitat for the Pacific Coast Population of the Western Snowy Plover. Final Rule. Federal Register Vol. 77, No. 118, June 19.

Attachment A

Conceptual Site Plan

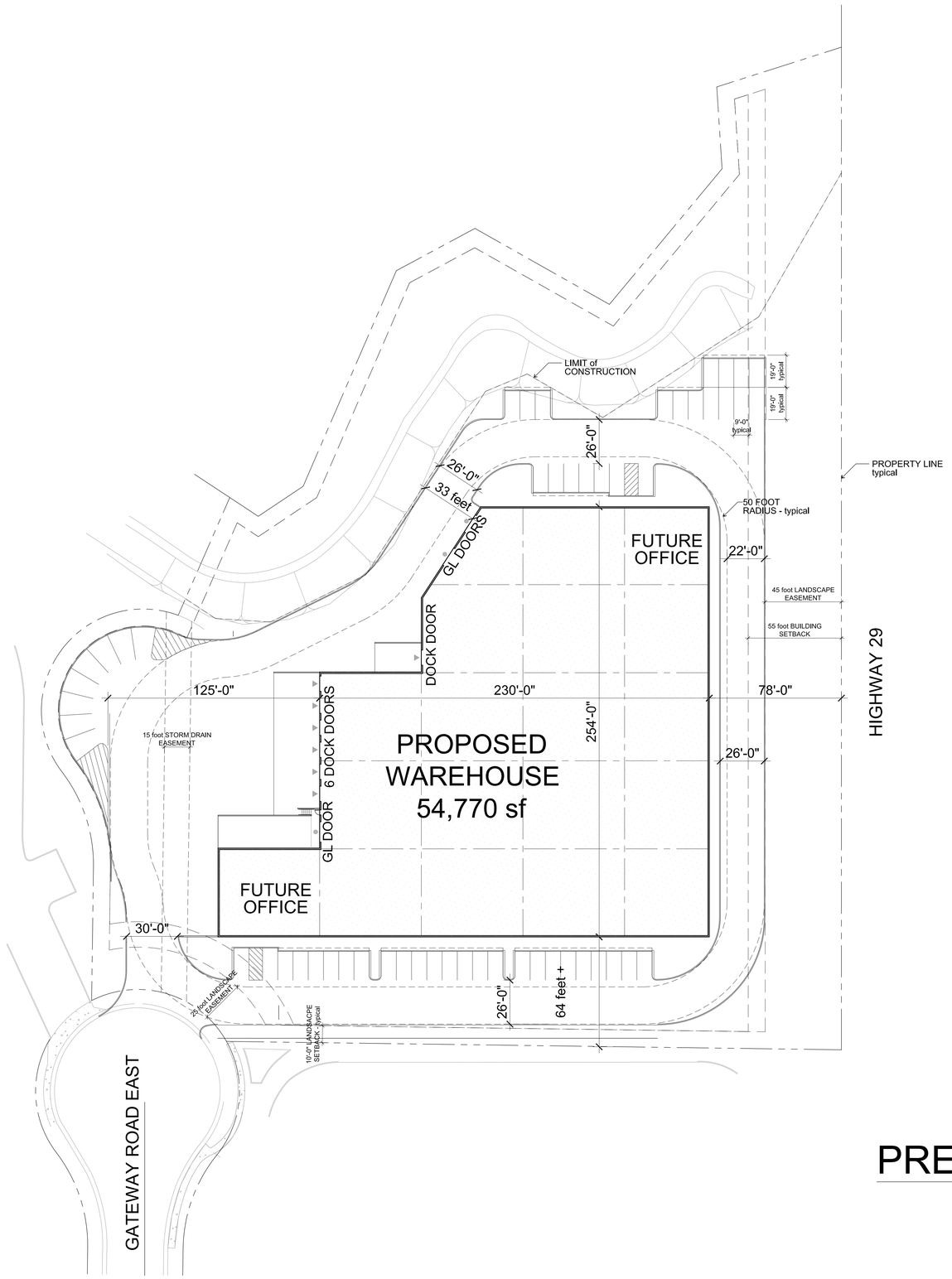
BUILDING AREA:	54,770 sf
PARKING REQUIRED	50 spaces
OFFICE (5,000 sf at 1:250 sf)	20 spaces
WAREHOUSE (FIRST 10,000 sf AT 1:1,000 sf)	10 spaces
WAREHOUSE (39,770 sf at 1:2,000 sf)	20 spaces
PARKING PROVIDED:	54 spaces
STANDARD:	50 spaces
ACCESSIBLE:	4 spaces

10 January 2024

p:\2023\23510 phd\23510.04 gateway road, napa, ca\23510.04 site plan scheme 6r4.dwg

BUILDING DESCRIPTION:

- TYPE V CONSTRUCTION
- ARTICULATED TILT-UP CONCRETE WALLS
- 32 feet MINIMUM CLEAR HEIGHT
- 2% SKYLIGHTS
- ESFR FIRE SPRINLER SYSTEM
- METAL ROLL UP DOORS at DOCKS and RAMPS
- BLUE GLAZING in ALUMINUM STOREFRONT
- METAL EYEBROW CANOPIES at OFFICE ENTRIES



PRELIMINARY SITE PLAN
SCHEME 6r4

10 January 2024

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

Gateway Road
Napa County, California

0' 15' 30' 60'
SCALE: 1" = 30'

PHELAN HAUGEN
DEVELOPMENT

Attachment B

CNDDB Summary Report and Exhibits

& USFWS IPaC Trust Resource Report

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Napa (3812233) OR Mt. George (3812232) OR Cuttings Wharf (3812223) OR Cordelia (3812222))

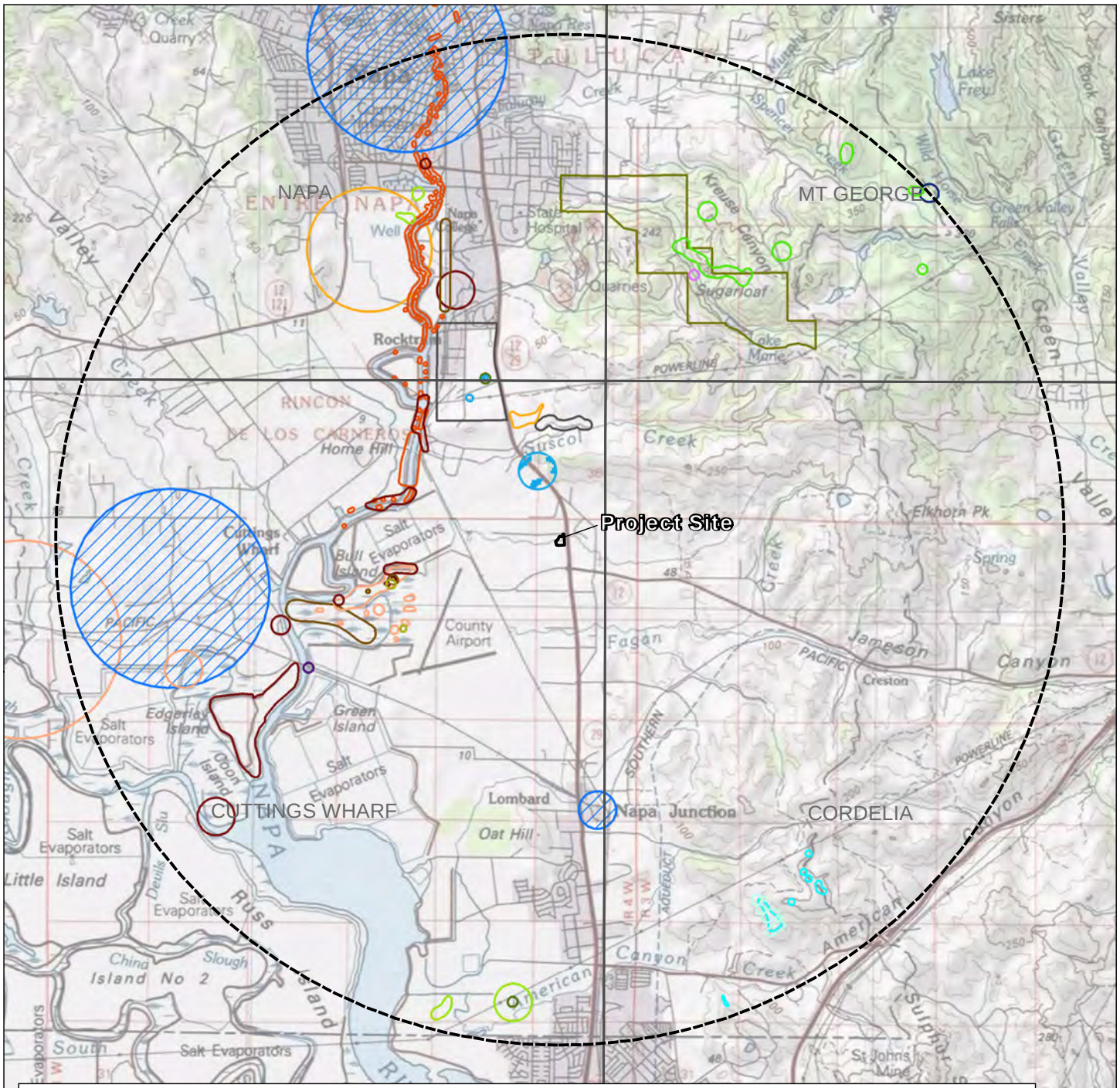
Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Agrostis hendersonii Henderson's bent grass	PMPOA040K0	None	None	G2Q	S2	3.2
Allium peninsulare var. franciscanum Franciscan onion	PMLIL021R1	None	None	G4G5T2	S2	1B.2
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Brodiaea leptandra narrow-anthered brodiaea	PMLIL0C022	None	None	G3?	S3?	1B.2
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Calasellus californicus An isopod	ICMAL34010	None	None	G2	S3	
Carex lyngbyei Lyngbye's sedge	PMCYP037Y0	None	None	G5	S3	2B.2
Castilleja affinis var. neglecta Tiburon paintbrush	PDSCR0D013	Endangered	Threatened	G4G5T1T2	S1S2	1B.2
Ceanothus purpureus holly-leaved ceanothus	PDRHA04160	None	None	G2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Centromadia parryi ssp. parryi pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Chloropyron molle ssp. molle soft salty bird's-beak	PDSCR0J0D2	Endangered	Rare	G2T1	S1	1B.2
Circus hudsonius northern harrier	ABNKC11011	None	None	G5	S3	SSC
Coastal Brackish Marsh Coastal Brackish Marsh	CTT52200CA	None	None	G2	S2.1	
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Dicamptodon ensatus California giant salamander	AAAAH01020	None	None	G2G3	S2S3	SSC
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
Erigeron greenei Greene's narrow-leaved daisy	PDAST3M5G0	None	None	G3	S3	1B.2
Eryngium jepsonii Jepson's coyote-thistle	PDAPI0Z130	None	None	G2	S2	1B.2
Extriplex joaquinana San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	
Geothlypis trichas sinuosa saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T3	S3	SSC
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Hesperolinon breweri Brewer's western flax	PDLIN01030	None	None	G2	S2	1B.2
Hydroprogne caspia Caspian tern	ABNNM08020	None	None	G5	S4	
Hypomesus transpacificus Delta smelt	AFCHB01040	Threatened	Endangered	G1	S1	
Isocoma arguta Carquinez goldenbush	PDAST57050	None	None	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lasthenia conjugens Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Lathyrus jepsonii var. jepsonii Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Leptosiphon jepsonii Jepson's leptosiphon	PDPLM09140	None	None	G2G3	S2S3	1B.2
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Melospiza melodia maxillaris Suisun song sparrow	ABPBXA301K	None	None	G5T3	S2	SSC
Melospiza melodia samuelis San Pablo song sparrow	ABPBXA301W	None	None	G5T2	S2	SSC
Northern Coastal Salt Marsh Northern Coastal Salt Marsh	CTT52110CA	None	None	G3	S3.2	
Northern Vernal Pool Northern Vernal Pool	CTT44100CA	None	None	G2	S2.1	
Nycticorax nycticorax black-crowned night heron	ABNGA11010	None	None	G5	S4	
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T3Q	S3	SSC
Pogonichthys macrolepidotus Sacramento splittail	AFCJB34020	None	None	G3	S3	SSC
Polygonum marinense Marin knotweed	PDPGN0L1C0	None	None	G2Q	S2	3.1
Rallus obsoletus obsoletus California Ridgway's rail	ABNME05011	Endangered	Endangered	G3T1	S2	FP
Rana boylii pop. 1 foothill yellow-legged frog - north coast DPS	AAABH01051	None	None	G3T4	S4	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Reithrodontomys raviventris salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S3	FP
Rhynchospora californica California beaked-rush	PMCYP0N060	None	None	G1	S1	1B.1
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Serpentine Bunchgrass Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Sidalcea hickmanii ssp. napensis Napa checkerbloom	PDMAL110A6	None	None	G2T1	S1	1B.1
Sorex ornatus sinuosus Suisun shrew	AMABA01103	None	None	G5T1T2Q	S1S2	SSC
Speyeria callippe callippe callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
Spirinchus thaleichthys longfin smelt	AFCHB03010	Proposed Endangered	Threatened	G5	S1	
Symphyotrichum lentum Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
Syncaris pacifica California freshwater shrimp	ICMAL27010	Endangered	Endangered	G2	S2	
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Trichostema ruygtii Napa bluecurls	PDLAM220H0	None	None	G1G2	S2	1B.2
Trifolium amoenum two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3	2B.3

Record Count: 72



CNDDB - PLANT

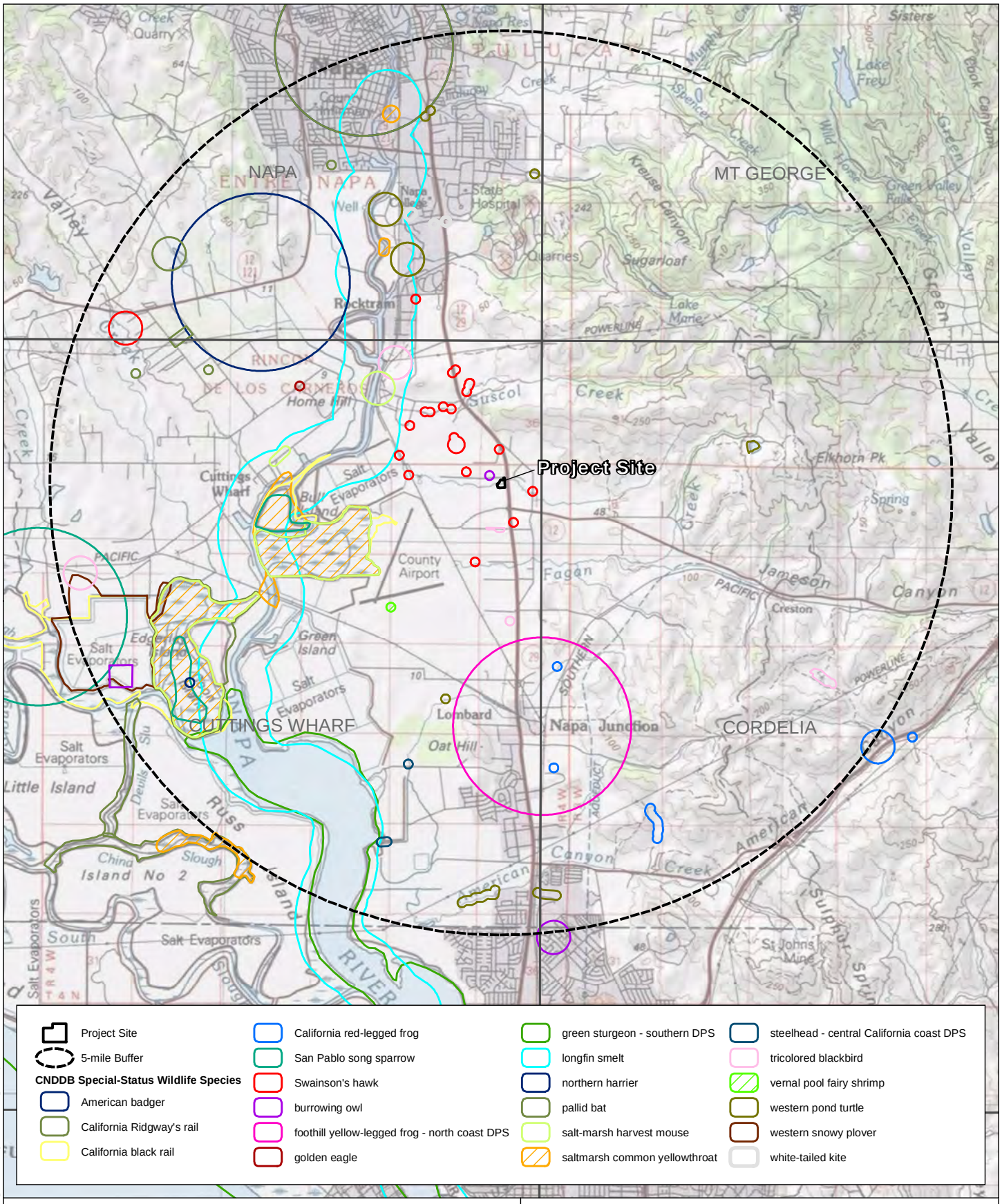
Gateway Road

Napa County, CA

Moore Biological Consultants

Map Date: 05/07/2024
Source: CDFW, USA Topo Maps (2024)

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Project Site
5-mile Buffer

CNDDB Special-Status Wildlife Species

American badger
California Ridgway's rail
California black rail
California red-legged frog
San Pablo song sparrow
Swainson's hawk
burrowing owl
foothill yellow-legged frog - north coast DPS
golden eagle
green sturgeon - southern DPS
longfin smelt
northern harrier
pallid bat
salt-marsh harvest mouse
saltmarsh common yellowthroat
steelhead - central California coast DPS
tricolored blackbird
vernal pool fairy shrimp
western pond turtle
western snowy plover
white-tailed kite

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Moore Biological Consultants

Map Date: 05/07/2024
Source: CDFW, USA Topo Maps (2024)

CNDDB - WILDLIFE

Gateway Road

Napa County, CA

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IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Napa County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse Reithrodontomys raviventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
California Ridgway''s Rail Rallus obsoletus obsoletus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered
Northern Spotted Owl Strix occidentalis caurina Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1123	Threatened
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS

NOT FOR CONSULTATION

Green Sea Turtle Chelonia mydas — Threatened

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6199

Northwestern Pond Turtle Actinemys marmorata — Proposed Threatened
Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1111

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2891

Western Spadefoot Spea hammondii — Proposed Threatened
Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5425

Fishes

NAME	STATUS

Tidewater Goby Eucyclogobius newberryi — Endangered
Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Crustaceans

NOT FOR CONSULTATION

NAME	STATUS
Conservancy Fairy Shrimp Branchinecta conservatio Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp Branchinecta lynchi Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened

Flowering Plants

NAME	STATUS
Contra Costa Goldfields Lasthenia conjugens Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7058	Endangered
Showy Indian Clover Trifolium amoenum Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6459	Endangered
Soft Bird's-beak Cordylanthus mollis ssp. mollis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8541	Endangered
Tiburon Paintbrush Castilleja affinis ssp. neglecta Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2687	Endangered

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

NOT FOR CONSULTATION

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

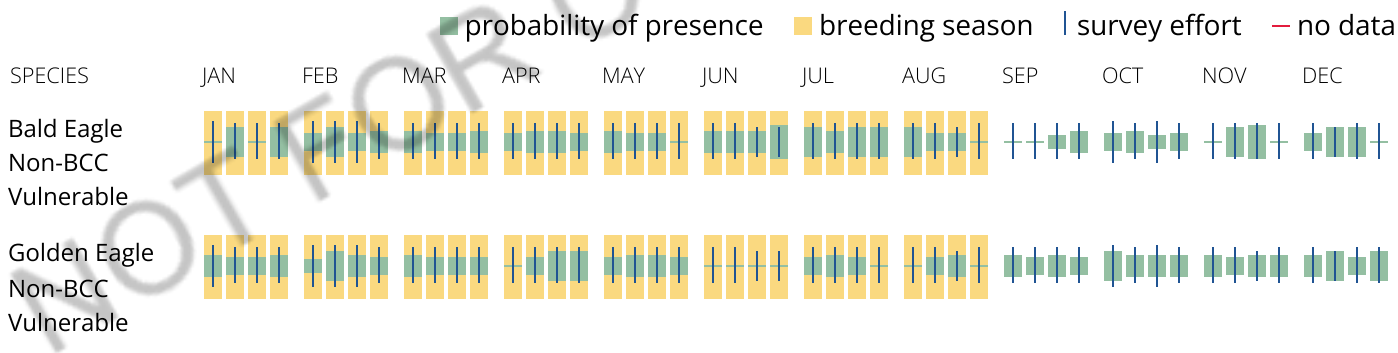
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Swift Cypseloides niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10

NOT FOR CONSULTATION

Black Turnstone Arenaria melanocephala This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe Aechmophorus clarkii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat Geothlypis trichas sinuosa This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Marbled Godwit Limosa fedoa This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Northern Harrier Circus hudsonius This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15

NOT FOR CONSULTATION

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Red Knot Calidris canutus roselaari — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8880

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Western Gull Larus occidentalis — Breeds Apr 21 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

NOT FOR CONSULTATION

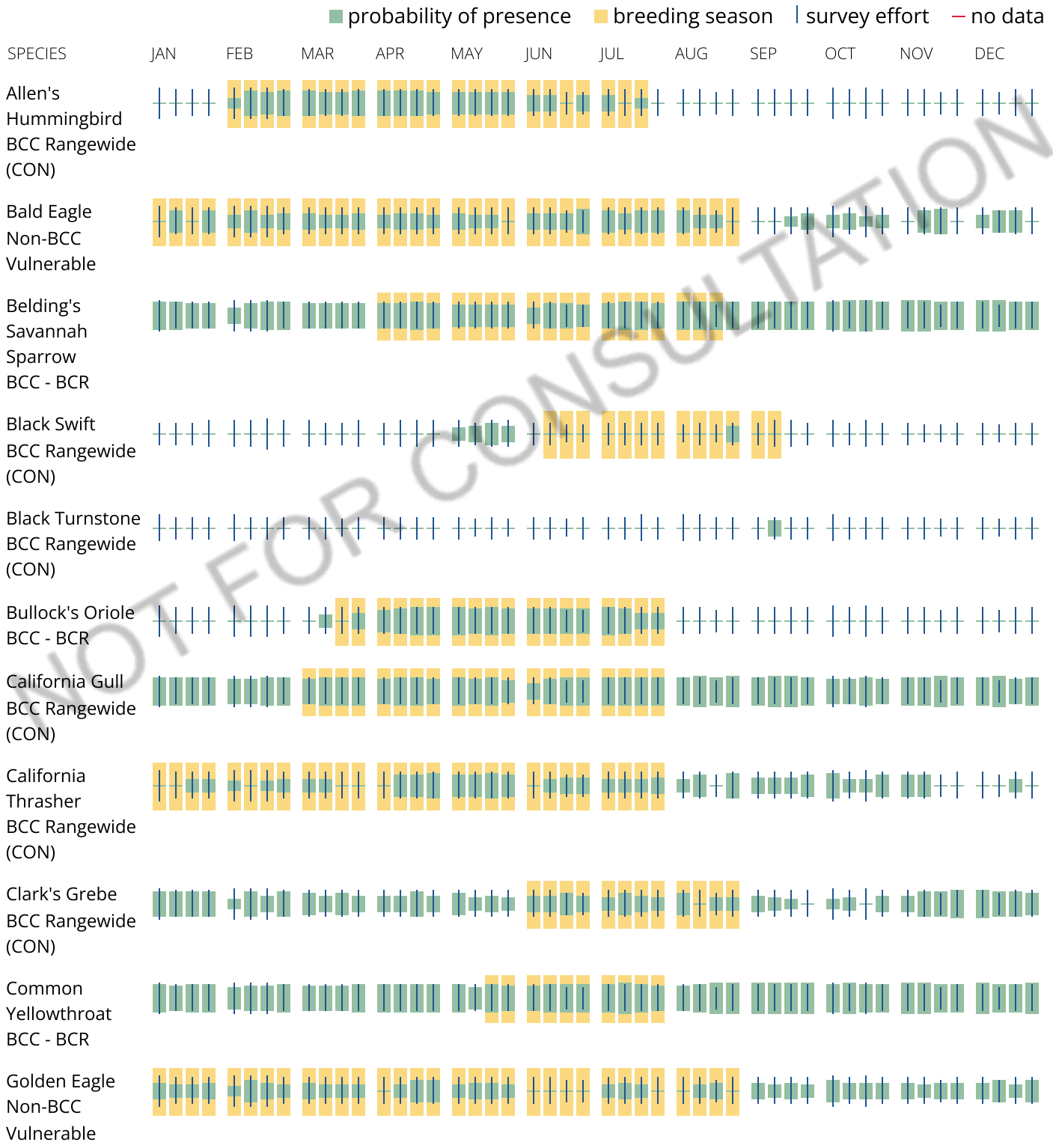
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

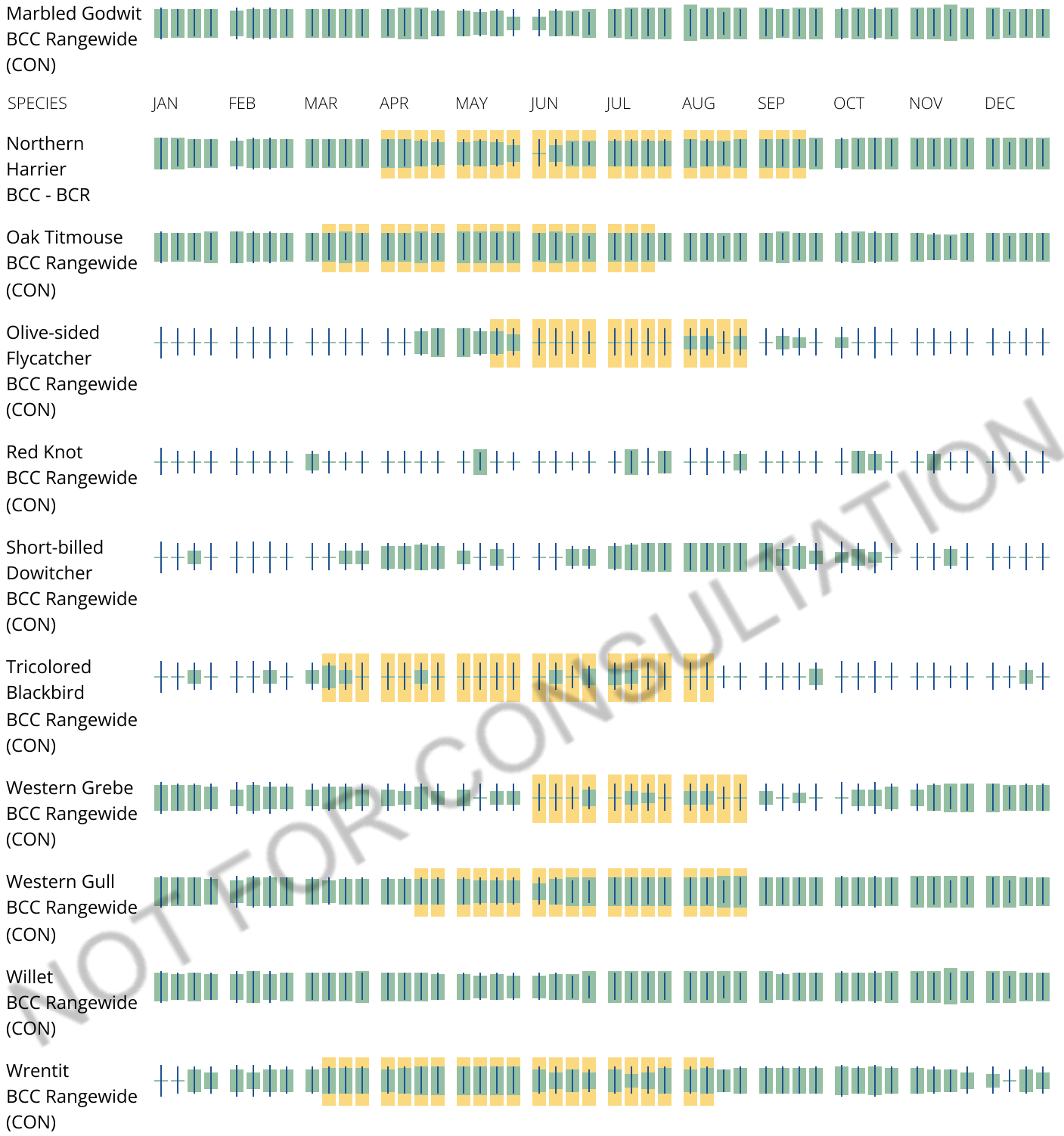
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

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Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

- PEM1Ch
- PEM1B

FRESHWATER POND

- PUBHx

RIVERINE

- R3UBH

NOT FOR CONSULTATION

R4SBA
R4SBC
R4SBAx
R3UBHx
R4SBCx

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Attachment C

Photographs

Attachment D

Rare Plant Survey Report

June 5, 2024

Diane Moore
Moore Biological Consultants
10330 Twin Cities Road, Ste. 30
Galt, CA 95632

RE: Rare Plant Survey for the ±4.3-acre Gateway Road East Project, Napa County, CA

Dear Ms. Moore:

Salix Consulting has conducted a rare plant survey on a ±4.3-acre parcel located on Gateway Road near Napa County Airport in Napa County, California. The property is bound on the east by State Highway 12 (Napa Valley Highway). Gateway Road East ends in a cul-de-sac at the southwest corner. Large big box buildings are located adjacent to the property to the south and west and the northern boundary is Sheehy Creek. This area corresponds to Section 1, Township 4 North, Ranch 4 West of the Cuttings Wharf USGS quadrangles (Figures 1 and 2). The proposed project is a large warehouse similar to those nearby.

SETTING

The study area is an infill property along Highway 12; commercial buildings occupy the lots south and west and the Sheehy Creek corridor is the northern boundary. The site is relatively flat, ranging from approximately 52 feet to 58 feet on the terrace adjacent to the creek corridor, and drops down to 40 feet along Sheehy Creek. The Sheehy Creek Corridor is protected by a Conservation Easement put in place as mitigation for the Napa Valley Gateway Industrial Park. It supports a riparian corridor that was planted with many native species about twenty years ago. Irrigation lines and other remnant landscaping materials are still evident although the corridor is thriving under natural conditions now.

The property on the higher ground is ruderal due to frequent disking and weed abatement. Most of the biomass in the ruderal area are non-native annual species.

METHODS

The California Natural Diversity Data Base (CNDDB) was queried for location records for special-status species known to occur in the 4-quadrangle region surrounding the Study Area. Quadrangles in the query were Cuttings Wharf, Napa, Mare Island and Cordelia. Salix also reviewed the USFWS Information for Planning and Consultation (IPaC) database (USFWS) for occurrences of special-status plant species in the region surrounding the study area, and the California Native Plant Society Inventory (CNPS) was queried for special-status plants occurring in the 4-quad area.

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the federal Endangered Species Act (including candidates and species proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (including candidates and species proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Wildlife (CDFW),
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA), or
- designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

In addition to special status species queries, soil mapping was assessed through the USDA/NRCS database (USDA 2024) for mapped soils in the study area. The results of this query are presented below.

The rare plant survey was floristic in nature (each species encountered was identified to its taxonomic name). The survey was conducted in general conformance with the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018) to determine the presence or absence of rare species.

Two field surveys of the study area were conducted, one on April 23 and the second on May 10, 2024 by Botanist Jeff Glazner. The site was systematically walked along regular transects. The timing of the two surveys were selected to coincide with the best chance of detecting the target species, if present. The surveys were conducted on foot with all areas visually inspected. The area within the Conservation Easement was assessed as well even through it will not be impacted by the proposed project. Plant species observed during the surveys are presented in Appendix A.

FINDINGS

Soils

One soil unit is mapped by the USDA/NRCS within the study area -- Haire loam, 2 to 9 percent slopes (Figure 3). It is a bit peculiar that Sheehy Creek is not a different soil unit. The Haire soil series is fine, mixed, superactive, thermic Typic Haploxerults. It is a member of the clayey, mixed, thermic family of Typic Haploxerults. Typically, Haire soils have gray and grayish brown, neutral or slightly acid, light clay loam A horizons, pale brown, strongly acid, clay B2t horizons, and pale yellow, strongly acid, gravelly clay loam C horizons. Haire soils are do not exhibit serpentinite or alkaline properties and support a typical flora.

Biological Communities

There are two distinct biological communities/landcover types on this parcel; ruderal grassland and riparian corridor. The ruderal grassland occurs on the upper terrace and the riparian corridor occurs along Sheehy Creek. The ruderal grassland surface is regularly disked. Grasses and a few forbs are the most common species including wild oats (*Avena fatua*), wall barley (*Hordeum murinum*), soft chess (*Bromus hordeaceus*), Italian ryegrass (*Festuca perennis*), and harding grass (*Phalaris aquatica*). Common non-grass forbs include

winter vetch (*Vicia villosa*), little hop clover (*Trifolium hirtum*), yellow glandweed (*Parentucellia viscosa*), bristly ox-tounge (*Helminthotheca echiodes*), and smooth cat's-ear (*Hypochaeris glabra*).

The Sheehy Creek riparian corridor supports a dense scrub and woodland due to the presence of near continuous water. The stream receives urban runoff in the dry season. Many native species were planted when the corridor was put into conservation and those species are, for the most part, thriving. Common riparian species include arroyo willow (*Salix lasiolepis*), black elderberry (*Sambucus nigra*), California rose (*Rosa californica*), California bay (*Umbellularia californica*), and coyote bush (*Baccharis pilularis*). Coast live oak (*Quercus agrifolia*) is also planted along the creek but in transition to the uplands.

Site photos of the upper ruderal grassland area are presented in Figure 4a and site photos of the riparian corridor are presented in Figure 4b.

Special-Status Species

The database queries produced a list of 29 regionally-occurring special-status plant species that are known to occur within study area region. Species occurring within five miles of the property are shown in Figure 5.

After an examination of each species' distribution and habitat requirements, and evaluation of the property for potential habitat, we have determined that none are likely to occur on the property. Each species was eliminated by either its elevational requirement or its lack of suitable niche habitat. Below are the plant groupings that are improbable to occur in the study area based on habitat.

Of the 29 plants on the list, 10 of these species occur only above 100 feet in elevation and have limited or no potential to occur due to the elevational limit. These were dismissed from further consideration:

Species	Common Name	Status*	Low Elev	High Elev
Allium peninsulare var. franciscanum	*Franciscan onion*	*1B.2*	*170'*	*1000'*
Amorpha californica var. napensis	*Napa false indigo*	*1B.2*	*165*	*6560*
Balsamorhiza macrolepis	*big-scale balsamroot*	*1B.2*	*150*	*5100*
Brodiaea leptandra	*narrow-anthered brodiaea*	*1B.2*	*360*	*3000*
Castilleja affinis var. neglecta	*Tiburon paintbrush*	*FE/CT/1B.2*	*195*	*1310*
Erigeron biolettii	*streamside daisy*	*3*	*100*	*3610*
Erigeron greenei	*Greene's daisy*	*1B.2*	*260*	*3295*
Helianthella castanea	*Diablo helianthella*	*1B.2*	*195*	*4265*
Leptosiphon jepsonii	*Jepson's leptosiphon*	*1B.2*	*330*	*1640*
Trichostema ruygtii	*Napa bluecurls*	*1B.2*	*100*	*2230*

Seven of the species were dismissed because they require specific substrate, such as serpentine, alkaline or sandy substrate. These edaphic features are not present in the study area and the following species were dismissed from further consideration:

Species	Common Name	Status*	Low Elev	High Elev
Astragalus tener var. tener	*alkali milk-vetch*	*1B.2*	*5'*	*195'*
Extriplex joaquinana	*San Joaquin spearscale*	*1B.2*	*5*	*2740*
Fritillaria liliacea	*fragrant fritillary*	*1B.2*	*10*	*1345*
Isocoma arguta	*Carquinez goldenbush*	*1B.1*	*5*	*65*

Lessingia hololeuca	*woolly-headed lessingia*	*3*	*50*	*1000*
Senecio aphanactis	*chaparral ragwort*	*2B.2*	*50*	*2625*
Trifolium amoenum	*two-fork clover*	*FE/1B.1*	*15*	*1360*

The remaining 12 species occur in aquatic areas such as vernal pools, alkaline flats, or estuarine marshes. None of the target species are known from stream corridors. Those with no suitable aquatic habitat and were dismissed from further consideration include:

Species	Common Name	Status*	Low Elev	High Elev
Carex lyngbyei	*Lyngbye's sedge*	*2B.2*	*0'*	*35'*
Centromadia parryi ssp. parryi	*pappose tarplant*	*1B.2*	*0*	*1380*
Chloropyron molle ssp. molle	*soft salty bird's-beak*	*FE/CR/1B.2*	*0*	*10*
Downingia pusilla	*dwarf downingia*	*2B.2*	*5*	*1460*
Eryngium jepsonii	*Jepson's coyote-thistle*	*1B.2*	*10*	*985*
Lasthenia conjugens	*Contra Costa goldfields*	*FE/1B.1*	*0*	*1540*
Lathyrus jepsonii var. jepsonii	*Delta tule pea*	*1B.2*	*0*	*15*
Legenere limosa	*legenere*	*1B.1*	*5*	*2885*
Lilaeopsis masonii	*Mason's lilaeopsis*	*CR/1B.1*	*0*	*35*
Polygonum marinense	*Marin knotweed*	*3.1*	*0*	*35*
Symphyotrichum lentum	*Suisun Marsh aster*	*1B.2*	*0*	*10*
Trifolium hydrophilum	*saline clover*	*1B.2*	*0*	*985*

***Status Codes**

1B - Plants rare, threatened, or endangered in California and elsewhere
2B - Plants rare, threatened, or endangered in California but more common elsewhere
3 - Review List: Plants about which more information is needed
CR - California listed at Rare
FE - Federally listed as Endangered

The floristic survey was timed appropriately and confirmed the pre-survey assumptions that due to the lack of suitable habitat for any of the regionally-occurring special status plant species, none were detected.

CONCLUSION

We conducted a rare plant survey on the ±4.3-acre Gateway Road East project site located along Highway 12 at Gateway Road East in Napa County on April 23 and May 10, 2024. The floristic survey was timed to coincide with the optimal survey window to detect the maximum number of species including potentially-occurring special-status species listed above. No special-status plant species were observed within the study area.

Thank you for the opportunity to conduct this survey. Please contact me if you have any questions or need additional information.

Sincerely,



Jeff Glazner
Principal Biologist/Botanist

Attachments:

Figure 1.	USGS Site and Vicinity Map
Figure 2.	Aerial Photo
Figure 3.	Soils Map
Figures 4a-b.	Site Photos
Figure 5.	CNDDB Five-mile Radius Plant Occurrence Map

Appendix A- Plants Observed within the Gateway Road East Study Area, April and May 2024

REFERENCES

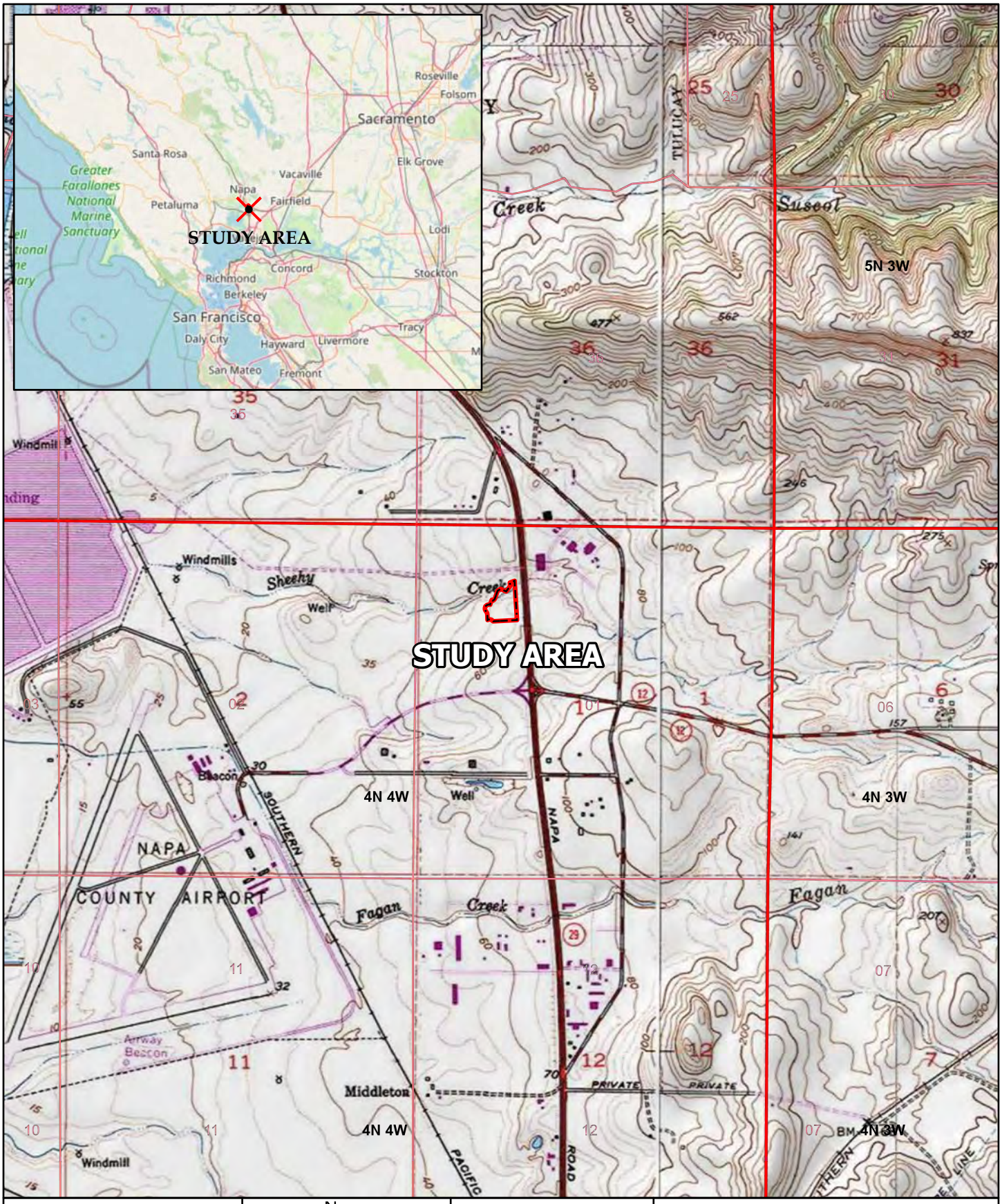
California Department of Fish and Wildlife (CDFW). 20 March 2018. Protocols for surveying and evaluating impacts to special status native plant populations and natural communities. California Natural Resources Agency, California Department of Fish and Wildlife, Sacramento, CA.

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California Native Plant Society (CNPS). Accessed April 2024. Inventory of rare and endangered plants. California Native Plant Society, Sacramento, CA. http://www.rareplants.cnps.org/

U.S. Department of Agriculture, NRCS. Web Soil Survey Online. http://websoilsurvey.nrcs.usda.gov. Accessed April 2024.

U.S. Fish and Wildlife Service. 2024. Information for Planning and Consultation (IPaC). https://ipac.ecosphere.fws.gov/. Accessed April 2024.



Salix consulting, inc.

N

0 50 100

Feet

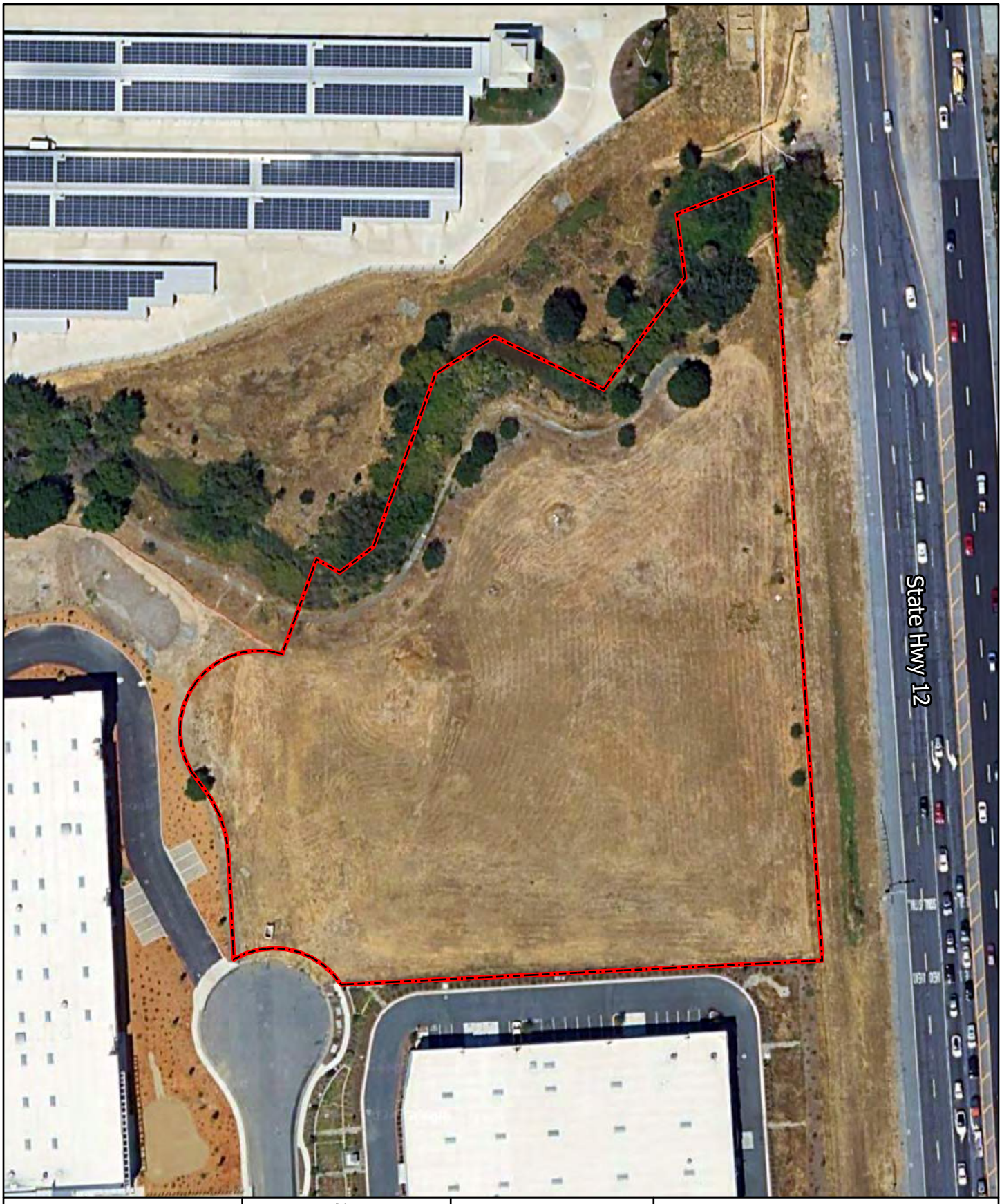
Source Map:
USGS Topographic Map
Cuttings Wharf Quad 1:24,000
S01 T04N R04W

Figure 1

SITE AND VICINITY MAP

Gateway Road East

Napa County, CA



Salix consulting, inc.

N

0 50 100

Feet

Study Area (±4.3 acres)

Imagery Source:
Google Earth (08-2023)

Figure 2

AERIAL PHOTO

Gateway Road East

Napa County, CA



Salix consulting, inc.

N

0 50 100

Feet

Study Area (±4.3 acres)

Imagery Source: Google Earth (08-2023)
Data Source: Natural Resources Conservation Service (2024)

Figure 3

SOILS MAP

Gateway Road East

Napa County, CA



Looking southwest across parcel towards Gateway Road East.
Photo date 4-23-24.



Looking northwest across parcel. *Photo date 5-10-24.*

Salix consulting, inc.

Figure 4a

SITE PHOTOS

Gateway Road East

Napa County, CA



Looking northwest into riparian corridor. *Photo date 4-23-24.*



Looking northeast into riparian area at northeast corner of parcel. *Photo date 5-10-24.*

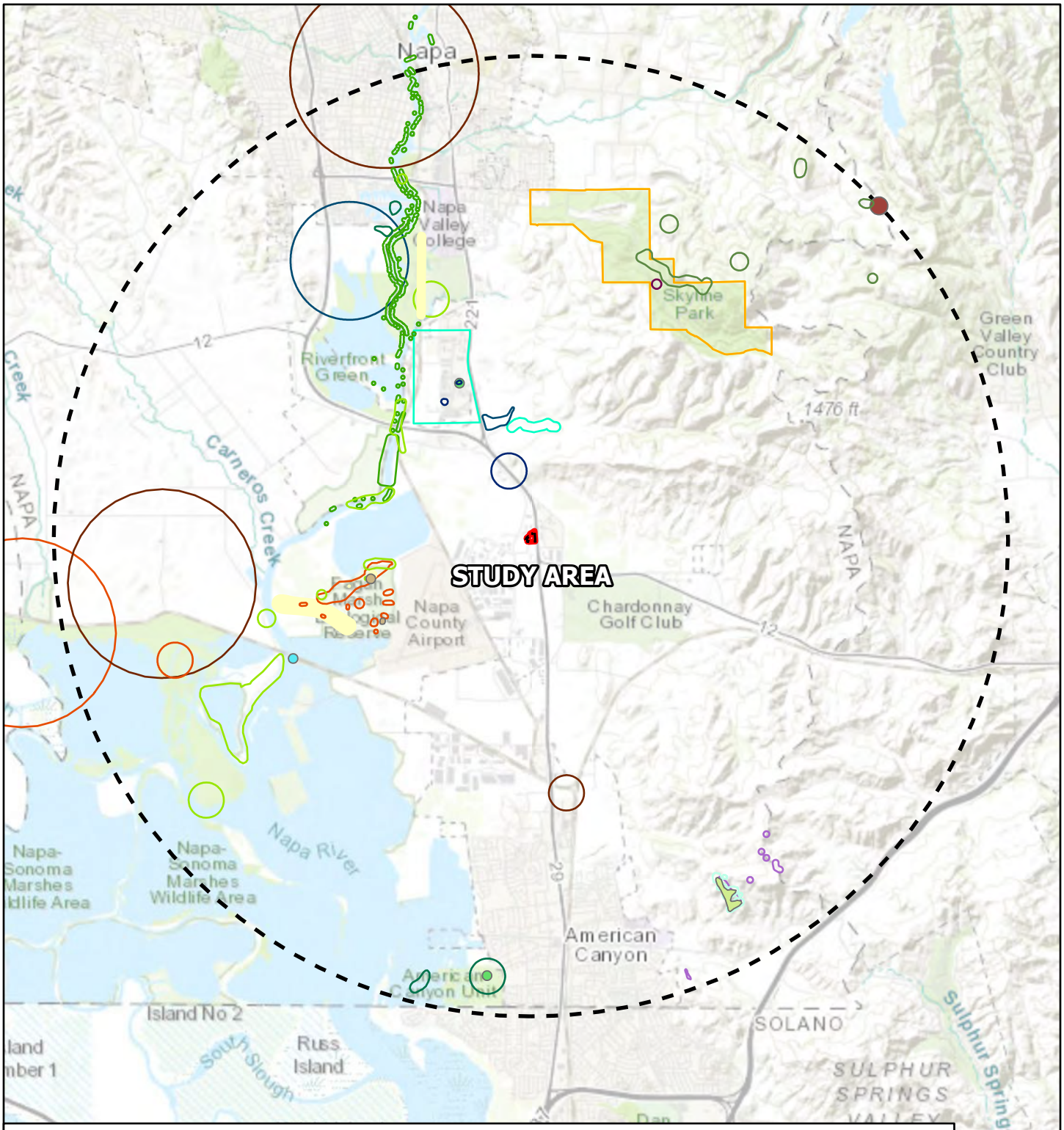
Salix consulting, inc.

Figure 4b

SITE PHOTOS

Gateway Road East

Napa County, CA



Salix consulting, inc.

Figure 5

CNDDB OCCURRENCES MAP

Gateway Road

Napa County, CA

Appendix A
Plants Observed within the Study Area
April and May 2024

Appendix 1

Plant Species Observed April and May 2024

Ferns and Allies

Equisetaceae - Horsetail Family

Equisetum arvense	Common horsetail

Angiosperms - Dicots

Adoxaceae - Muskroot Family

Sambucus nigra	Black elderberry

Apiaceae (Umbelliferae) - Carrot Family

**Foeniculum vulgare*	Sweet fennel

Asteraceae (Compositae) - Sunflower Family

Baccharis pilularis	Coyote brush
**Carduus pycnocephalus*	Italian thistle
**Centaurea solstitialis*	Yellow starthistle
**Cichorium intybus*	Chicory
**Dittrichia graveolens*	Stinkwort
**Helminthotheca echioides*	Bristly ox-tongue
**Hypochaeris glabra*	Smooth cat's-ear
**Hypochaeris radicata*	Rough cat's-ear
**Lactuca serriola*	Prickly lettuce
**Sonchus asper subsp. asper*	Prickly sow-thistle
**Tragopogon porrifolius*	Common salsify

Brassicaceae (Cruciferae) - Mustard Family

**Hirschfeldia incana*	Short-podded mustard
**Raphanus sativus*	Wild radish

Convolvulaceae - Morning-Glory Family

**Convolvulus arvensis*	Bindweed

Fabaceae (Leguminosae) - Legume Family

**Lotus corniculatus*	Bird's-foot trefoil
**Medicago polymorpha*	California burclover
**Trifolium dubium*	Little hop clover
**Trifolium hirtum*	Rose clover
**Vicia sativa*	Common vetch
**Vicia villosa*	Winter vetch

Fagaceae - Oak Family

Quercus agrifolia	Coast live oak

Geraniaceae - Geranium Family

**Erodium botrys*	Broad-leaf filaree
**Geranium dissectum*	Cut-leaf geranium
**Geranium molle*	Dove's-foot geranium
**Geranium robertianum*	Herb Robert

Lauraceae - Laurel Family

Umbellularia californica	California bay

Lythraceae - Loosestrife Family

**Lythrum hyssopifolia*	Hyssop loosestrife

Myrsinaceae - Myrsine Family

**Lysimachia arvensis*	Scarlet pimpernel

Onagraceae - Evening Primrose Family

Epilobium brachycarpum	Summer cottonweed

Orobanchaceae - Broomrape Family

**Bellardia trixago*	Mediterranean linseed
**Parentucellia viscosa*	Yellow glandweed

Plantaginaceae - Plantain Family

**Plantago lanceolata*	English plantain

Polygonaceae - Buckwheat Family

**Rumex acetosella*	Sheep sorrel
**Rumex crispus*	Curly dock

Rosaceae - Rose Family

Rosa californica	California rose
**Rubus armeniacus*	Himalayan blackberry

Rubiaceae - Madder Family

Galium aparine	Goose grass

Salicaceae - Willow Family

Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow

Verbenaceae - Vervain Family

Phyla nodiflora	Common frog-fruit

Angiosperms -Monocots

Cyperaceae - Sedge Family

Carex praegracilis	Clustered field-sedge
Schoenoplectus acutus	Hardstem bulrush

Juncaceae - Rush Family

Juncus balticus	Baltic rush
Juncus bufonius	Toad rush

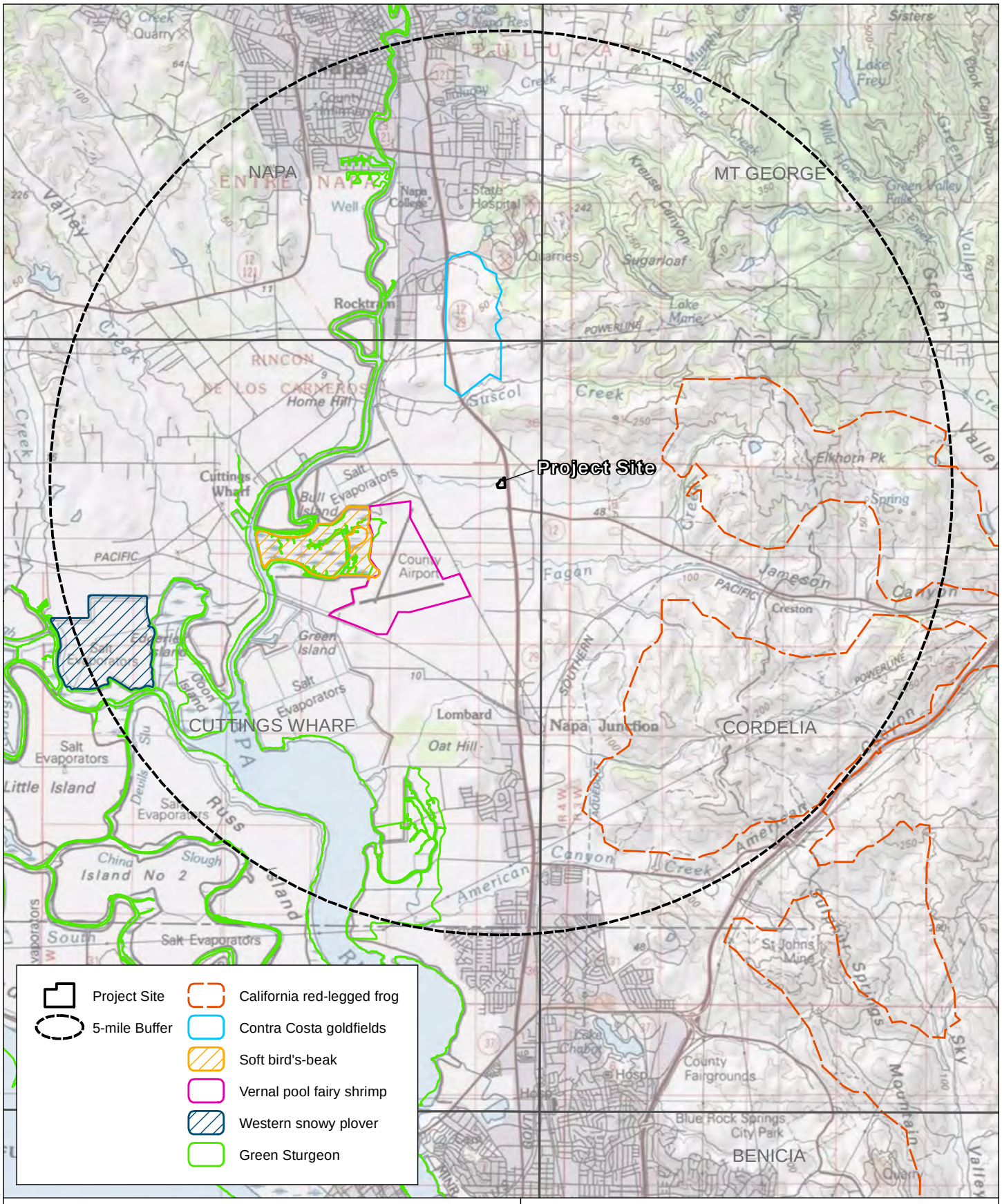
Poaceae (Gramineae) - Grass Family

**Aira caryophyllea*	Silver European hairgrass
**Avena fatua*	Wild oat
**Briza minor*	Small quaking grass
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Cortaderia selloana*	Selloa pampas grass
**Cynodon dactylon*	Bermudagrass
Danthonia californica	California oatgrass
**Elymus caput-medusae*	Medusahead
**Festuca perennis*	Italian ryegrass
Hordeum brachyantherum	Meadow barley

**Hordeum marinum subsp. gussoneanum*	Mediterranean barley
**Hordeum murinum*	Wall barley
**Phalaris aquatica*	Harding grass
Stipa pulchra	Purple needlegrass

Attachment E

Designated Critical Habitat



CRITICAL HABITAT

Gateway Road

Napa County, CA

Moore Biological Consultants

Map Date: 04/17/2024
Source: USFWS; NOAA (2024); USA Topo Maps (2024)

C:\EFC_INC\Projects\Moore Biological\Gateway Road\MXD\gateway_rd_critical_habitat.mxd

MOORE BIOLOGICAL CONSULTANTS

February 7, 2024

Mr. Mark Eshelman
Phelan Development
1999 Harrison Street, Ste. 1816
Oakland, CA 94612

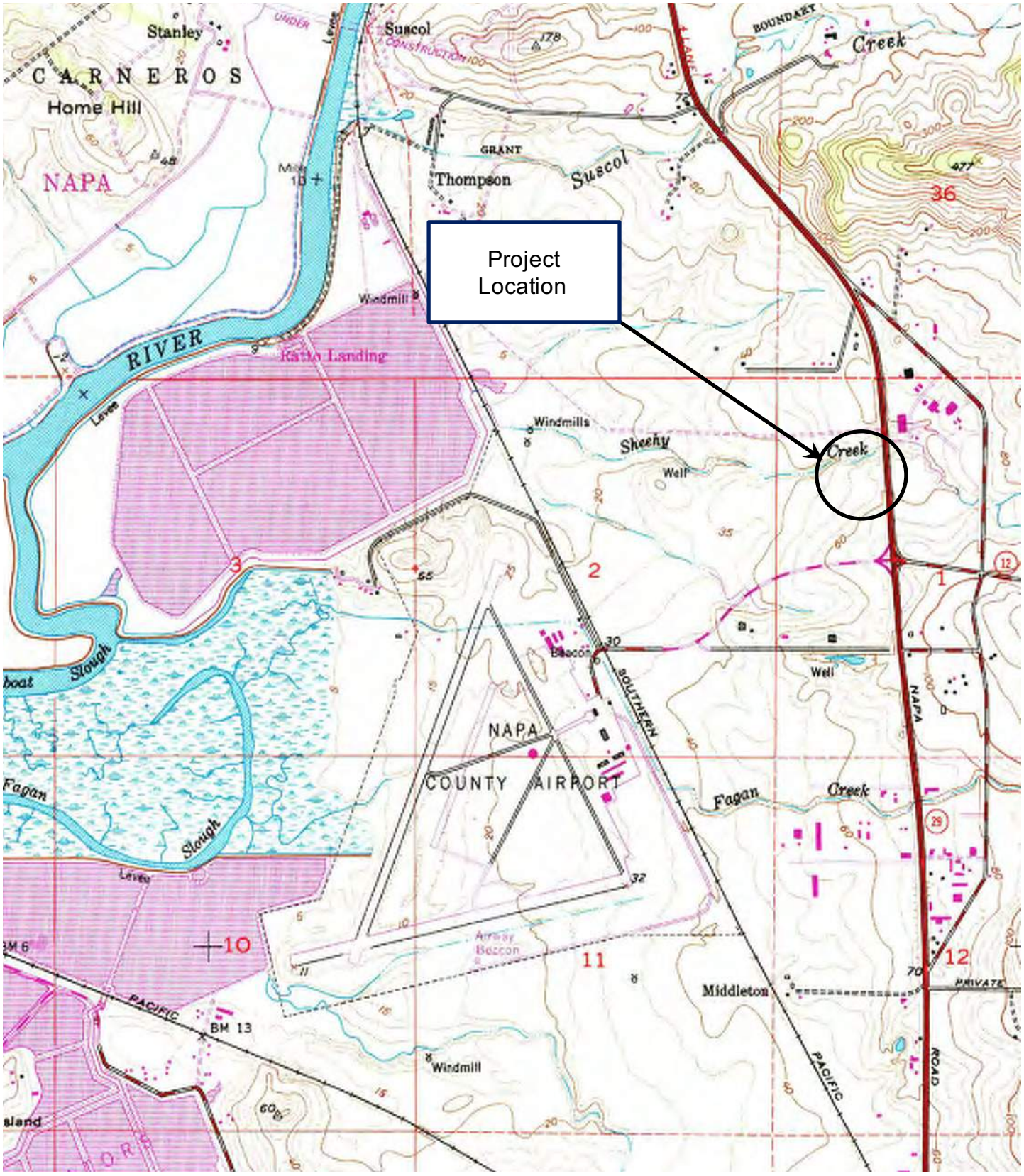
Subject: 4.3+/- ACRE "GATEWAY ROAD" SITE, NAPA COUNTY, CALIFORNIA: SHEEHY CREEK SETBACK

Dear Mark:

Thank you for asking Moore Biological Consultants to recommend an appropriate stream setback on this 4.3+/- acre parcel in the Napa Valley Gateway Industrial Park, in Napa County, California (Figure 1). Prior to the field survey, I reviewed USGS topographic maps, historical aerial photographs of the area, the County's *Water Quality & Tree Protection Ordinance Implementation Guide*, and the easement deed for *Habitat Conservation and Open Space Access* along Sheehy Creek. On January 11, 2024, I conducted a field survey of the site and surrounding areas, with a focus on Sheehy Creek.

The project site is a 4.3+/- acre parcel bounded by Sheehy Creek on the north, Highway 29 on the east, and industrial development to the south and west (Figure 2 and photographs in Attachment B). The body of the site, where development is proposed, is essentially level. The site supports ruderal grassland vegetation that is routinely disked and/or mowed; the body of the site is biologically unremarkable. There are no wetlands or sensitive habitats of any kind in the proposed development footprint.

10330 Twin Cities Road, Suite 30 • P.O. Box 822 • Galt, CA 95632
(209) 745–1159 • *e-mail: moorebio@softcom.net*



Source: USGS 7.5-minute Cuttings Worth topographic quadrangle

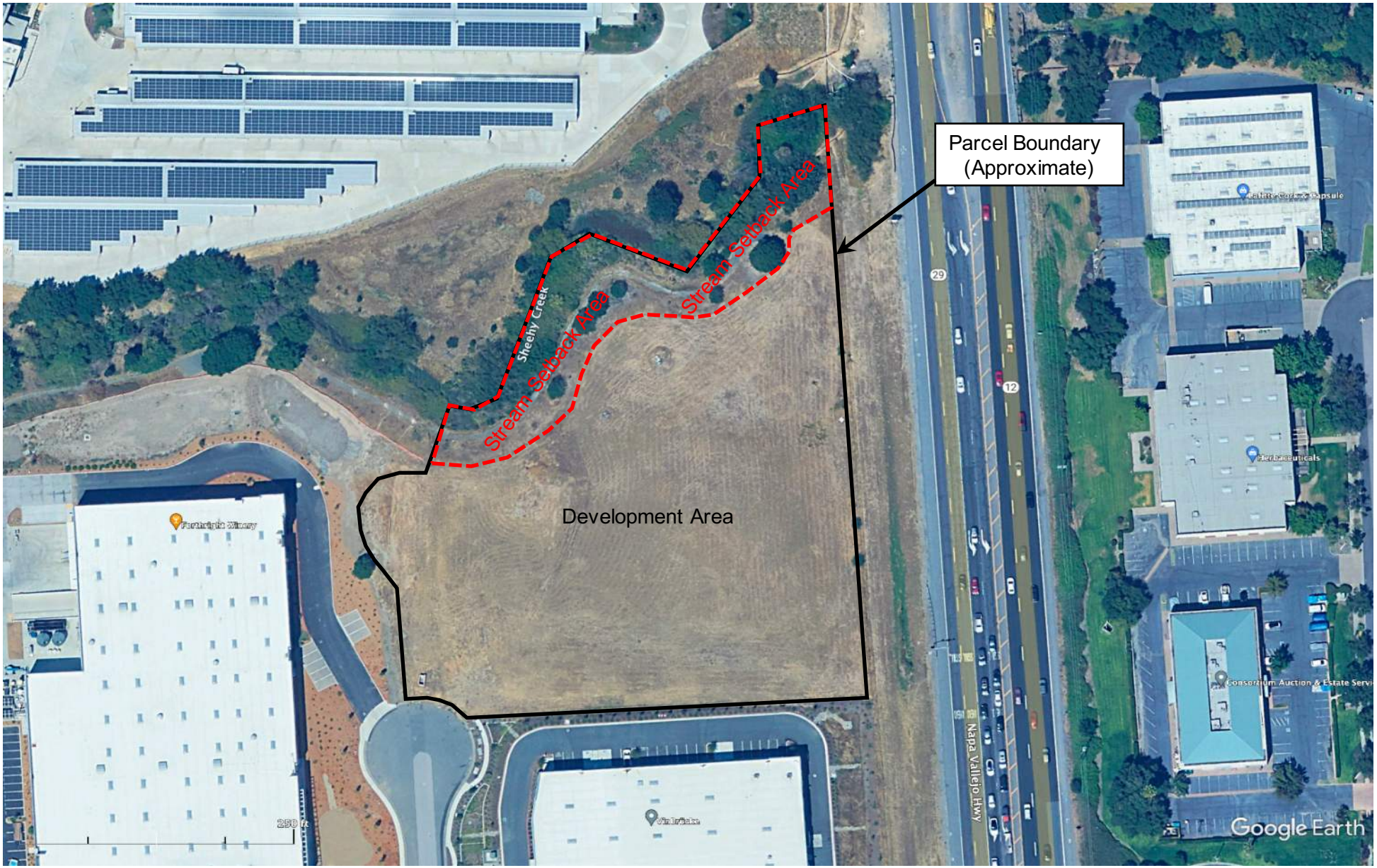
Moore Biological

N
W E
S

0 2000 4000 Feet

FIGURE 2

PROJECT LOCATION



Source (Basemap): Google Earth

Scale: 1 inch = 125+/- feet

Moore Biological Consultants

N
W E
S

FIGURE 2

AERIAL PHOTOGRAPH

Sheehy Creek flows generally east to west along the north edge of the site in a well-defined channel situated in the central part of a broad riparian corridor. There is a pedestrian path in the creek corridor, approximately mid-way between the creek and the generally level area proposed for development. Very few trees are apparent along this section of Sheehy Creek in historical aerial photographs and the path was constructed well outside the discontinuous band of riparian vegetation along the banks. The topography and habitats in the creek corridor have been substantially modified by grading associated with construction of the path and riparian plantings. Today, there are numerous planted trees and shrubs in the creek corridor, evidenced by landscape fabric, tree protections sleeves, and irrigation lines. Historical aerial images also chronicle the establishment and growth of the broad band of vegetation over 2+/- decades.

The active channel of Sheehy Creek has near-vertical banks that are 3 to 5 feet tall. Along the north edge of the site, the distance between the active channel and the development site ranges from approximately 40 to 80 feet, with a mean distance of 50 to 55 feet. The riparian corridor is vegetated in willows, oaks, coyote bush, and other trees, shrubs, and vines, that stabilize the banks, preserve water quality in the creek by filtering runoff, and provide habitat for a variety of wildlife species.

The establishment of riparian plantings, construction of the pedestrian path, and protection of the Sheehy Creek corridor *Habitat Conservation and Open Space Access* easement was conducted in support of the Napa Valley Gateway Industrial Park. The *Habitat Conservation and Open Space Access* easement boundaries provide clear separation between the land approved for development in the industrial park and the conservation and open space corridor along the creek. The easement is held by Napa County and was recorded “to provide long-term protection for the conservation and open space values created by the restoration, realignment, and enhancement of Sheehy Creek” pursuant to

Section 1603 agreements (i.e., permits) between the developer and California Department of Fish and Wildlife (CDFW).

I have concluded the easement boundary is an appropriate setback from Sheehy Creek on the 4.3+/- acre parcel. The easement boundary and the north edge of the essentially level body of the site are within a few feet of each other. This setback appears consistent with the setback on nearby industrial parcels along Sheehy Creek that have been developed to within 35 to 50 feet from the top of bank of the active channel. Most importantly this setback will protect water quality, open space, riparian habitat, and wildlife functions and values of the Sheehy Creek corridor.

Please call me at (209) 745-1159 with any questions.

Sincerely,



Diane S. Moore, M.S.
Principal Biologist

Attachment A

Conceptual Site Plan

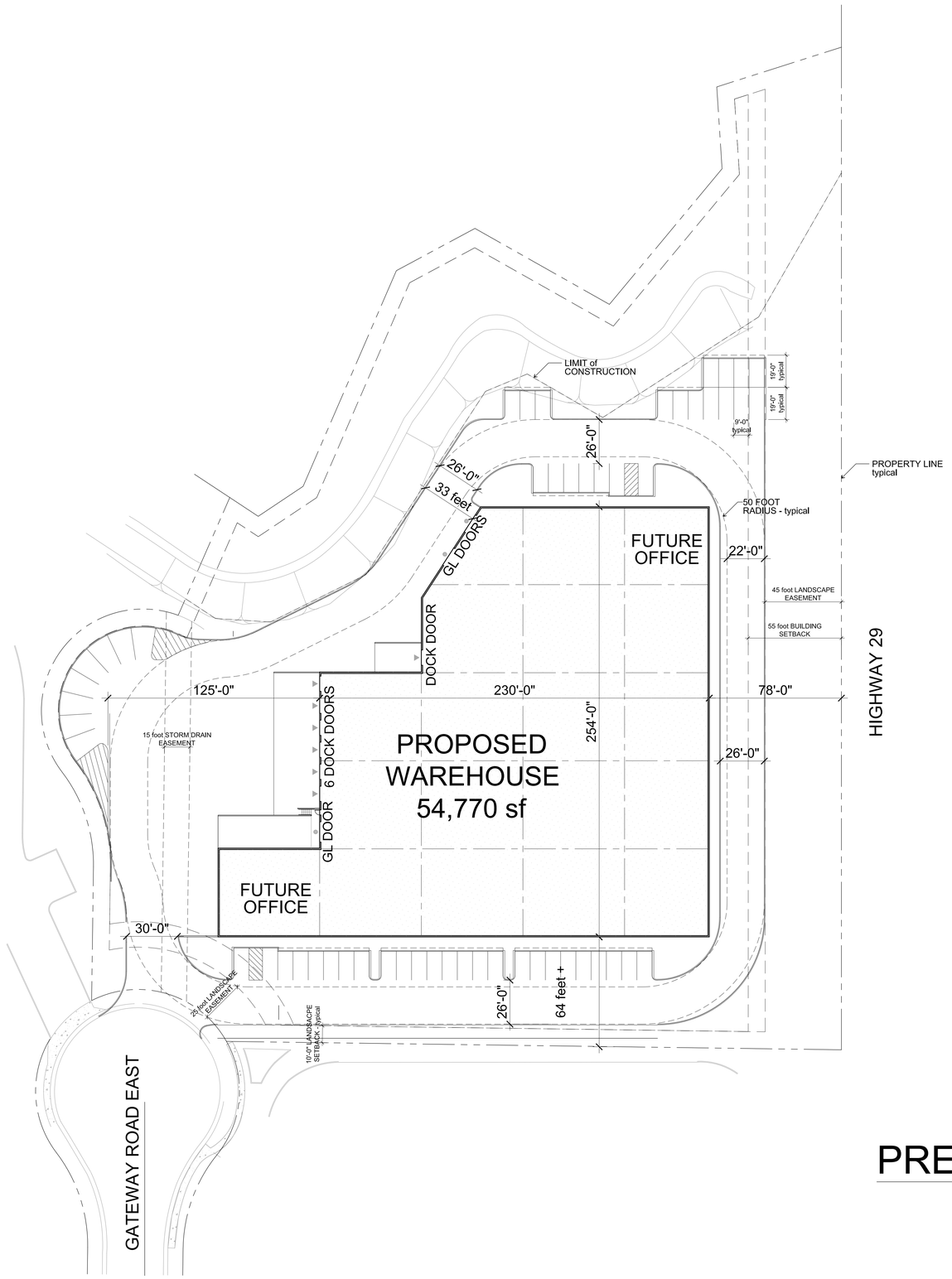
BUILDING AREA:	54,770 sf
PARKING REQUIRED	50 spaces
OFFICE (5,000 sf at 1:250 sf)	20 spaces
WAREHOUSE (FIRST 10,000 sf AT 1:1,000 sf)	10 spaces
WAREHOUSE (39,770 sf at 1:2,000 sf)	20 spaces
PARKING PROVIDED:	54 spaces
STANDARD:	50 spaces
ACCESSIBLE:	4 spaces

10 January 2024

p:\2023\23510 phd\23510.04 gateway road, napa, ca\23510.04 site plan scheme 6r4.dwg

BUILDING DESCRIPTION:

- TYPE V CONSTRUCTION
- ARTICULATED TILT-UP CONCRETE WALLS
- 32 feet MINIMUM CLEAR HEIGHT
- 2% SKYLIGHTS
- ESFR FIRE SPRINLER SYSTEM
- METAL ROLL UP DOORS at DOCKS and RAMPS
- BLUE GLAZING in ALUMINUM STOREFRONT
- METAL EYEBROW CANOPIES at OFFICE ENTRIES



PRELIMINARY SITE PLAN
SCHEME 6r4

10 January 2024

Carlile Coatsworth Architects, Inc
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

Gateway Road
Napa County, California

0' 15' 30' 60'
SCALE: 1" = 30'

PHELAN HAUGEN
DEVELOPMENT

Attachment B

Photographs



Level field vegetated in upland grasses and weeds, looking north from the Gateway Road cul-de-sac; 01/11/24.



Project site, looking northwest from the southeast corner of the site; 01/11/24.



East edge of the site, adjacent to Highway 12, looking north; 01/11/24.



Leveled field, looking west from the southeast corner of the site; 01/11/24.



North edge of the generally level field that appears suitable for development, looking southwest; 01/11/24. The limit of mowing approximately follows the Sheehy Creek Habitat Conservation and Open Space Access easement boundary.



North edge of the generally level field a bit further to the west, looking southwest; 01/11/24. The level field is a few feet in elevation above the banks of Sheehy Creek.



North edge of the proposed development area in the west part of the site, looking west; 01/11/24. The basin associated with the building to the west is set back approximately 35 feet from the top of the bank of Sheehy Creek.

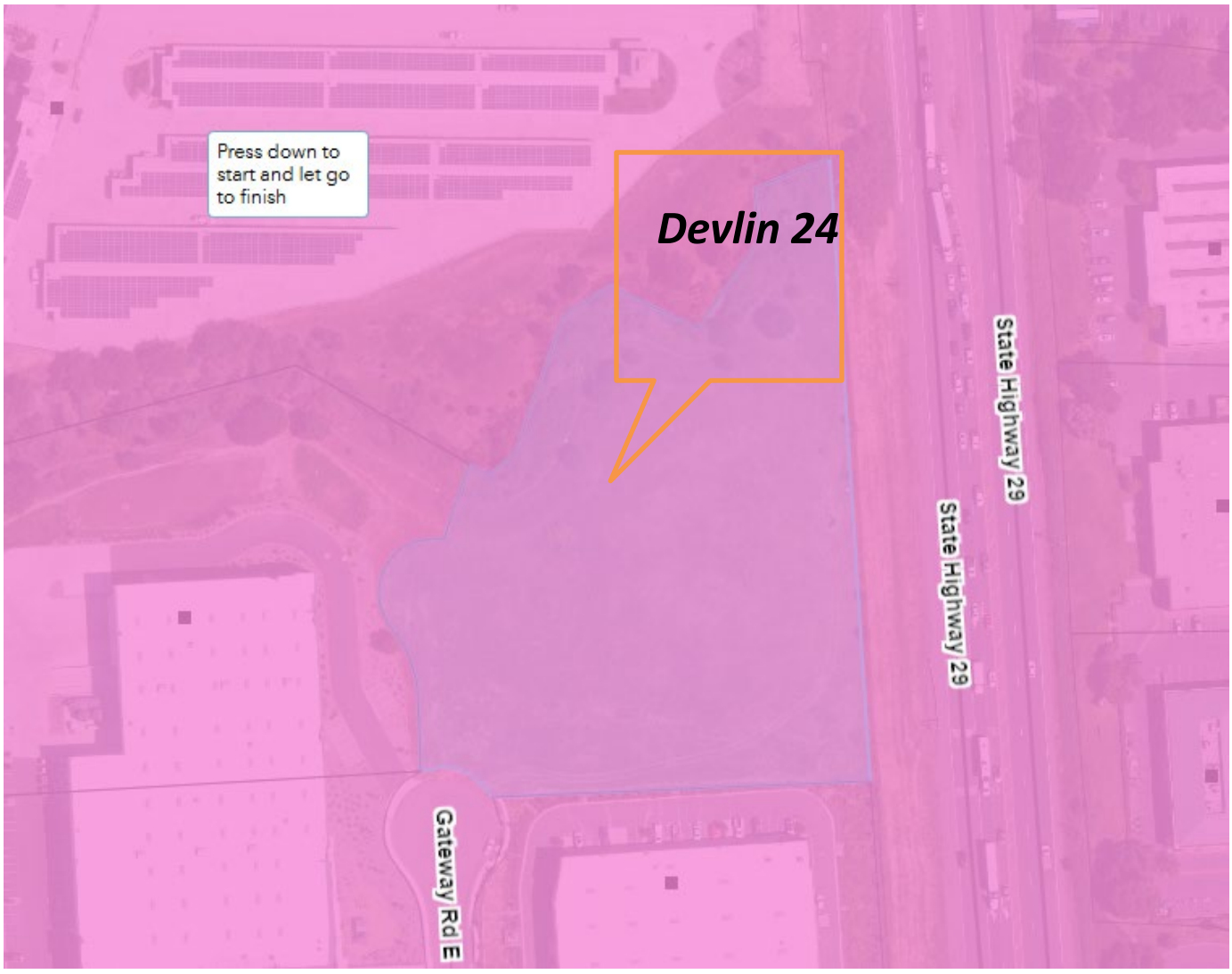


West part of the walking path (noted) in the Sheehy Creek Habitat Conservation and Open Space Access easement, looking southwest; 01/11/24.

“H”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN: 057-200-039, Map Date: 06/18/25



LEGEND

Zoning

Parcels

N

ZONING MAP



N

Existing Conditions

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BOT	BOTTOM
C & G	CURB AND GUTTER
C.G. & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
C.O.N.	COUNTY OF NAPA
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
INV	INVERT
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PP	POWER POLE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
WSE	WATER SURFACE ELEVATION
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

LEGEND

EXISTING		PROPOSED
3.0	GROUND CONTOUR	3.0
11.93TC / 11.43FL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
15.50EP	PAVEMENT ELEVATION	15.50P
15.50EC	CONCRETE ELEVATION	15.50C
	EASEMENT LINE	
	PROPERTY & R/W LINE	
6"SS	SANITARY SEWER LINE	6"SS
12"SD	STORM DRAIN LINE	12"SD
2"W	WATER LINE	2"W
8"FS	FIRE SERVICE LINE	8"FS
	STREET LIGHT	
	CLEANOUT	
	DRAINAGE INLET	
	CATCH BASIN	
	GATE VALVE	
	FIRE HYDRANT	
WM	WATER METER	WM
BFP	BACKFLOW PREVENTER	
	MAINTENANCE HOLE	

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REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 82498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

COVER SHEET

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:

C1.0

---OF: 1

F:\23PROJECTS\23347 NAPA GATEWAY ROAD\PLANS AND GRAPHICS\IMPROVEMENT PLANS\23347-C1.0-COVER.DWG 3/14/2025 9:43 AM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.

2. FOR ELEVATIONS REFER TO BENCHMARK;
   ELEVATION: TBD
   DESCRIPTION:
   TBD

3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT COUNTY OF NAPA STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE COUNTY OF NAPA STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "COUNTY OF NAPA STANDARD SPECIFICATIONS AND PLANS".

4. DRAWING NUMBERS SHOWN ON THE PLANS REFER TO COUNTY OF NAPA STANDARD PLANS, SHOWN THUS: C.O.N. STD. DWG. NO. S-X.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.

6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.

7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.

8. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY FROM THE COUNTY OF NAPA PUBLIC WORKS DEPARTMENT, AND NOTIFY THE COUNTY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COUNTY OF NAPA.

10. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.

11. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

    "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

12. THE CONTRACTOR SHALL CONTACT THE COUNTY OF NAPA AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.

13. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).

14. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.

15. WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER IF LOCATED WITHIN COUNTY RIGHT-OF-WAY.

16. PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

17. THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.

18. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

19. CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.

20. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY OF NAPA FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE COUNTY OF NAPA FIRE DEPARTMENT.

21. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-14-DWQ COMPLIANCE IS MANDATORY PER THE COUNTY OF NAPA'S GRADING AND EROSION CONTROL STANDARDS.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE COUNTY.

23. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE COUNTY OF NAPA.

24. THE CONTRACTOR SHALL FURNISH, INSTALL OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION, THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

25. SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.

26. ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.

27. THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.

28. IF ANY SOFT OR LOOSE SOIL POCKETS ARE FOUND ONSITE DURING THE STRIPPING OR RECOMPACTION PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.

29. ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.

30. SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.

31. CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.

32. ALL COUNTY OF NAPA STANDARD DETAILS REFER TO CURRENT COUNTY OF NAPA PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

33. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE POURED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.

COUNTY OF NAPA STREET LIGHT NOTES

1. WHEN POLE LOCATION CONFLICTS WITH AN EXISTING OR PROPOSED FACILITY, THE POLE SHALL BE PLACED AS DIRECTED BY THE COUNTY ENGINEER. IN NO CIRCUMSTANCES SHALL A POLE BE MOVED MORE THAN 20' WITHOUT AN APPROVED REVISION OF THE PLAN SHEETS.

2. DEVELOPER SHALL SUPPLY ALL MATERIALS WHEN SERVED FROM AN UNDERGROUND SOURCE. MID SHALL SUPPLY AND INSTALL CONDUIT ON OVERHEAD CONNECTIONS.

3. CONTRACTOR SHALL PROVIDE A PULL BOX AT THE SERVICE POINT, EACH SIDE OF THE STREET CROSSING, AND AT 200' MAXIMUM SPACING. PULL BOX MAY BE SET ADJACENT OR BEHIND POLE IN RIGHT-OF-WAY. ANY CONDUIT RUN OVER 100' WILL REQUIRE A PULL BOX AT THE POLE.

4. CONDUIT SHALL BE A MINIMUM DEPTH OF 18" BELOW SIDEWALK GRADE IN PARK STRIPS AND 30" BELOW TOP OF CURB GRADE IN STREETS, ALLEYS AND EASEMENTS NOT ADJACENT TO CURB OR SIDEWALK. DEPTH SHALL NOT EXCEED 48".

5. WHERE SIDEWALK IS AGAINST PROPERTY LINE, THE CONDUIT SHALL BE PLACED 6" BEHIND CURB.

6. WHERE WALK IS SEPARATED FROM CURB AND GUTTER, OR A 10' SIDEWALK IS INSTALLED IN BACK OF CURB AND GUTTER, PLACE POLE 18" FROM BACK OF CURB. ALL OTHER ZONES SHALL BE 18" FROM BACK OF SIDEWALK.

7. POLE FOUNDATIONS SHALL BE 72" DEEP BY 30" DIAMETER OR 60" DEEP BY 36" SQUARE AND PLACED AGAINST UNDISTURBED EARTH.

8. WHEN SPOTTING THE DISTANCE FOR PLACEMENT OF PULL BOXES, A PULL BOX SHALL BE PLACED AT THE LIGHT POLE AND THEN SPACE FROM THERE.

COUNTY OF NAPA GENERAL NOTES

1. ALL MATERIAL AND WORK SHALL CONFORM TO COUNTY OF NAPA SPECIFICATIONS AND PLANS. THE IMPROVEMENTS ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT. CONTACT THE ADMINISTRATION OFFICE TWO (2) WORKING DAYS (48 HOURS) PRIOR TO THE START OF ANY WORK TO ARRANGE FOR INSPECTION.

2. PRIOR TO EXCAVATING NEAR ANY UNDERGROUND UTILITIES, CALL U.S.A. AT LEAST 48 HOURS IN ADVANCE AT PHONE 811.

3. THESE PLANS HAVE BEEN CHECKED BY THE COUNTY OF NAPA AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE DEVELOPER AND CONTRACTOR FROM HIS/HER RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION.

4. RELOCATION OF DESIGNED UTILITY SYSTEMS MORE THAN 25' MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SHALL BE APPROVED BY COUNTY STAFF AND THE DESIGN ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.

5. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, AND SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, AND ELECTROLIERS, ETC. SHALL BE DONE UNDER THE DIRECTION OF A CIVIL ENGINEER OR AN INDIVIDUAL LICENSED TO PERFORM LAND SURVEYING UNDER THE CALIFORNIA BUSINESS & PROFESSIONS CODE.

6. HOUSE SERVICES, FIRE HYDRANT LATERALS, GAS AND TELEPHONE LINES, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO CURB, GUTTER, AND SIDEWALK CONSTRUCTION AND STREET PAVING.

7. ALL LINES ABANDONED DURING CONSTRUCTION SHALL BE REMOVED.

8. FOR ALL PROJECTS, REGARDLESS OF SIZE, THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO ELIMINATE OR MINIMIZE POLLUTION DISCHARGE CAUSED BY CONSTRUCTION (SEE CHAPTER 16).

9. MATERIAL TESTING:
   a. ALL INDEPENDENT MATERIAL TESTING AND INSPECTION CALLED FOR BY THE COUNTY ENGINEER SHALL BE FURNISHED AND PAID FOR BY THE DEVELOPER OR CONTRACTOR.
   b. SUBGRADE TESTING FOR R-VALUES IS REQUIRED PRIOR TO THE INSTALLATION OF BASE ROCK.
   c. CONTRACTOR SHALL FURNISH MATERIAL CERTIFICATIONS OF PRE-MANUFACTURED MATERIAL WHEN CALLED FOR BY THE COUNTY ENGINEER.

13. STREET STRIPING SHALL INCLUDE STOP BARS, CENTERLINE STRIPING OR MARKERS, CROSSWALKS AND ALL OTHER MARKINGS REQUIRED BY THE COUNTY ENGINEER. STRIPING SHALL BE DONE WITH THERMOPLASTIC AND REFLECTIVE MARKERS.

14. WHEN WIDENING THE PAVEMENT ON AN EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT LINE AND REMOVED BACK TO AN EXISTING ADEQUATE STRUCTURAL SECTION, OR TO THE ORIGINAL ROAD SECTION. AN EXPLORATORY TRENCH, OR POT-HOLING, MAY BE REQUIRED TO DETERMINE THE LIMITS OF PAVEMENT REMOVAL.

15. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED PER COUNTY STANDARD DETAILS EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

16. ASBESTOS CEMENT PIPE (ACP) OR FITTINGS SHALL NOT BE USED WITHIN THE COUNTY OF NAPA.

17. PRIOR TO TRENCHING FOR ANY SEWER, WATER, OR STORM DRAIN PIPE, THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE SIZE AND LOCATION OF THE EXISTING PIPE AT THE POINT OF CONNECTION. ANY DEVIATION FROM THE PLANS SHALL BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO TRENCHING.

18. MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE BROUGHT TO FINISH GRADE BY THE UNDERGROUND CONTRACTOR AFTER THE FINAL PAVING COURSE IS PLACED.

19. FOR PIPES GREATER THAN 30" ON SEWER AND 36" ON STORM DRAIN, 60" INSIDE DIAMETER, MANHOLES SHALL BE USED.

20. STREET CLOSURE OR LANE CLOSURE WILL REQUIRE A TRAFFIC CONTROL PLAN AND THE DESIGNATION OF A QUALIFIED INDIVIDUAL FOR ITS IMPLEMENTATION AND SAFE MAINTENANCE.

GRADING NOTES

1. GRADING AND LAND STABILIZATION SHALL INCLUDE EXCAVATION AND FILL OF STREETS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SOILS ENGINEER AND UNDER THE DIRECTION, SUPERVISION, MONITORING, TESTING AND APPROVAL OF THE OWNER AND OWNER'S SOILS ENGINEER.

2. GRADING AND LAND STABILIZATION SHALL INCLUDE COST OF DEWATERING; REMOVING FROM THE SITE ALL STRIPPED VEGETATION, DEBRIS, STRUCTURES, POWER POLES, EXISTING PAVEMENT, BUILDINGS, TREES, AND OTHER DELETERIOUS MATERIALS.

3. STOCKPILES OF EXISTING DELETERIOUS MATERIAL SHALL BE DISPOSED OF UNDER THE DIRECTION AND SUPERVISION OF THE OWNER AND OWNER'S SOILS ENGINEER.

4. ALL IMPORTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.

5. TOPOGRAPHICAL INFORMATION SHOWN REFLECTS A TOPOGRAPHY SURVEY PERFORMED BY SIEGFRIED ENGINEERING.

6. ANY AND ALL SEDIMENT AND/OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND THE COUNTY'S APPROVAL OF THESE PLANS AND "REFERENCE DETAILS" DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS APPROVED BY THE COUNTY'S STORM WATER DIVISION.

UTILITY NOTES

WATER

1. ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE COUNTY OF NAPA SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE COUNTY.

2. ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. COUNTY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.

3. ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.

4. WATER MAINS AT THE END OF FUTURE STREETS SHALL HAVE TWO (2) HALF-LENGTHS OF PIPE BETWEEN GATE VALVE AND BLOW-OFF. DEFLECTION OF WATER LINES SHALL NOT EXCEED 80% OF MANUFACTURER'S SPECIFICATIONS.

5. WATER MAINS SHALL BE AS PER COUNTY STANDARDS AND FIRE HYDRANTS SHALL BE JONES J-4040, LONG BEACH 425, CLOW 850, AVK 2470 OR APPROVED EQUAL AND SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS, C-503, FOR WET-BARREL FIRE HYDRANTS. ALL HYDRANTS SHALL BE PAINTED WITH CATERPILLAR YELLOW POLYURETHANE HIGH DUTY INDUSTRIAL ENAMEL. NO LEAD BASED PAINTS MAY BE USED. 2-16

6. ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.

7. THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE COUNTY OF NAPA SPECIFICATIONS AND DETAILS.

8. ALL BACKFLOW DEVICES SHALL BE INSTALLED WITH A WEATHER BLANKET FOR PROTECTION.

STORM DRAIN

1. STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.

2. STORM DRAIN PIPE:
   a. REINFORCED CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
   b. CAST-IN-PLACE CONCRETE PIPE, PER COUNTY OF NAPA STANDARD
   c. PVC PIPE, PER COUNTY OF NAPA STANDARD
   d. HDPE PIPE, PER COUNTY OF NAPA STANDARD

3. CATCH BASINS TO BE CONSTRUCTED PER COUNTY STANDARD DETAILS.

4. ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO THESE STANDARDS . PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.

SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE:
   a. V.C.P. EXTRA STRENGTH (ASTM C-700)
   b. PVC PIPE, PER COUNTY OF NAPA STANDARD
   c. HDPE PIPE, PER COUNTY OF NAPA STANDARD

2. ALL SANITARY SEWER MAINS SHALL BE TELEVISION INSPECTED, FLUSHED WITH AN APPROVED SEWER BALL AND PASS A LEAKAGE TEST IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL TESTING SHALL BE PERFORMED AFTER THE COMPACTION FOR STREET BASE ROCK AND PRIOR TO PAVING.

3. A CLEANOUT SHALL BE PLACED AT RIGHT-OF-WAY LINE PER C.O.N. STD. DWG. NO. _____. COVER ON LATERAL AT PROPERTY LINE TO BE 3' MINIMUM TO 5' MAXIMUM EXCEPT AS NOTED ON PLANS.

4. ALL MANHOLES CONSTRUCTED ON A TRUNK MAIN SHALL BE PVC LINED PER INDUSTRY STANDARD/MANUFACTURE'S SPECIFICATIONS AND TESTED IN CONFORMANCE WITH COUNTY OF NAPA STANDARD SPECIFICATIONS.

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- PLANNING
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- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 08/30/25
CIVIL
STATE OF CALIFORNIA

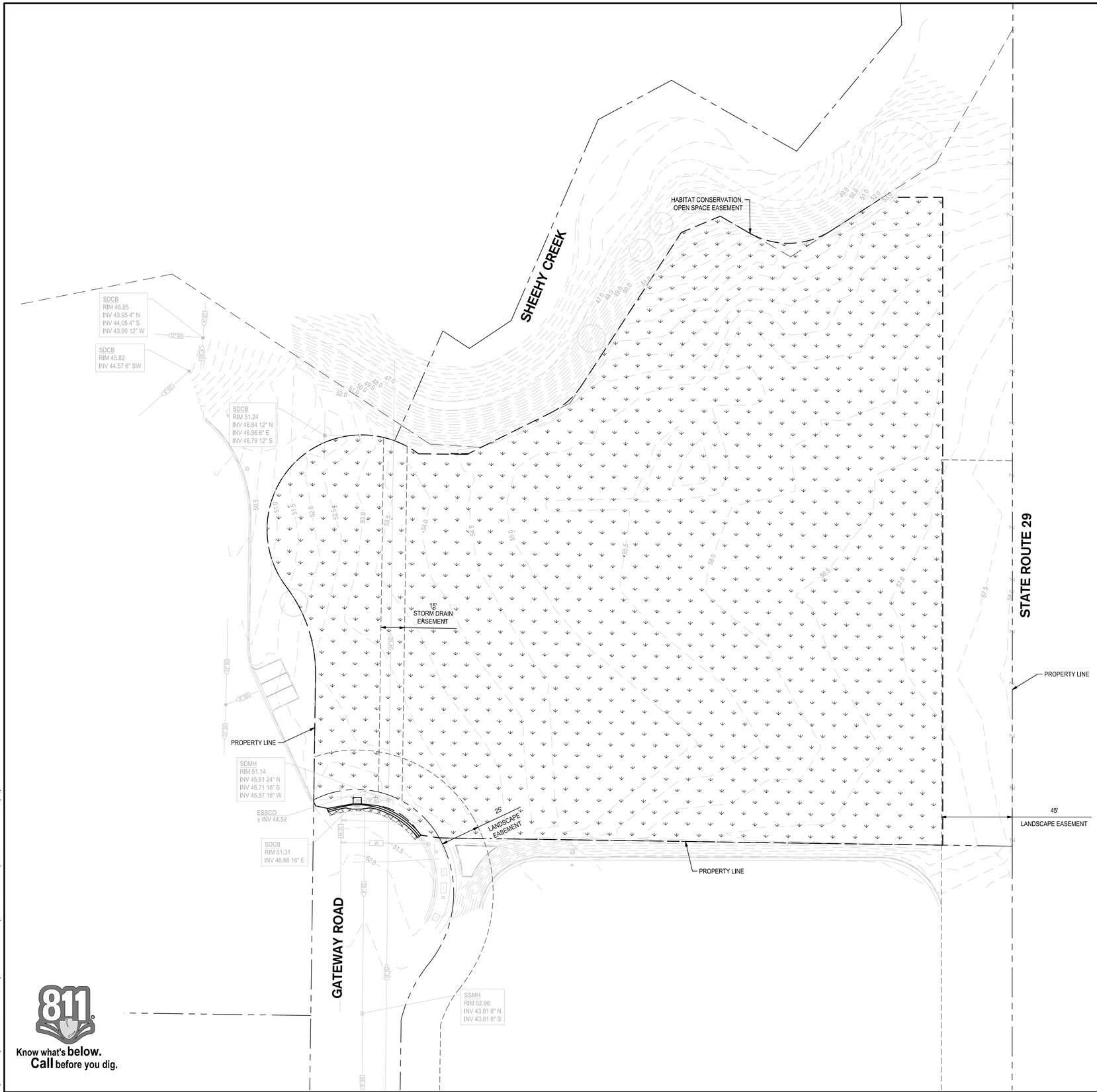
SHEET TITLE

GENERAL NOTES

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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DEMOLITION NOTES

1. ALL EXCAVATION SPOILS, INCLUDING, BUT NOT LIMITED TO CONCRETE AND PAVEMENT EXCAVATION, SHALL BE EXPORTED AND DISPOSED OF BY THE CONTRACTOR.
2. ALL SHRUBS TO REMAIN AND PROTECTED IN PLACE, UNLESS OTHERWISE NOTED OR IN CLEAR AND GRUB AREA OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES, DEMOLITIONS, REPAIRS, AND PROPOSED IMPROVEMENTS PRIOR TO START OF WORK.
4. CONCRETE SAWCUTS SHALL BE PERFORMED AT THE NEAREST RELIEF JOINT, AT EACH END OF THE PROPOSED WORK

DEMOLITION LEGEND

- PROTECT IN PLACE, EXISTING CONCRETE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT AND SUBGRADE TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING AC PAVEMENT AND SUBGRADE TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- CLEAR AND GRUB TO ACCOMMODATE PROPOSED PAVEMENT SECTION
- GRIND AC PAVEMENT TO ACCOMMODATE PROPOSED OVERLAY GRADES. GRIND VARIES 3" TO 5".
- REMOVE AND DISPOSE OF EXISTING TREE, INCLUDING STUMP AND ROOTS

DEMOLITION KEY NOTES

1. SAWCUT
2. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB
3. PROTECT IN PLACE OF EXISTING CONCRETE CURB
3. PROTECT IN PLACE OF EXISTING ROLLED CURB
3. PROTECT IN PLACE OF EXISTING ROLLED CURB
3. PROTECT IN PLACE OF EXISTING UTILITY STRUCTURE/LINE

Know what's **below.**
Call before you dig.

0' 15' 30' 60'
SCALE: 1"=30'

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- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

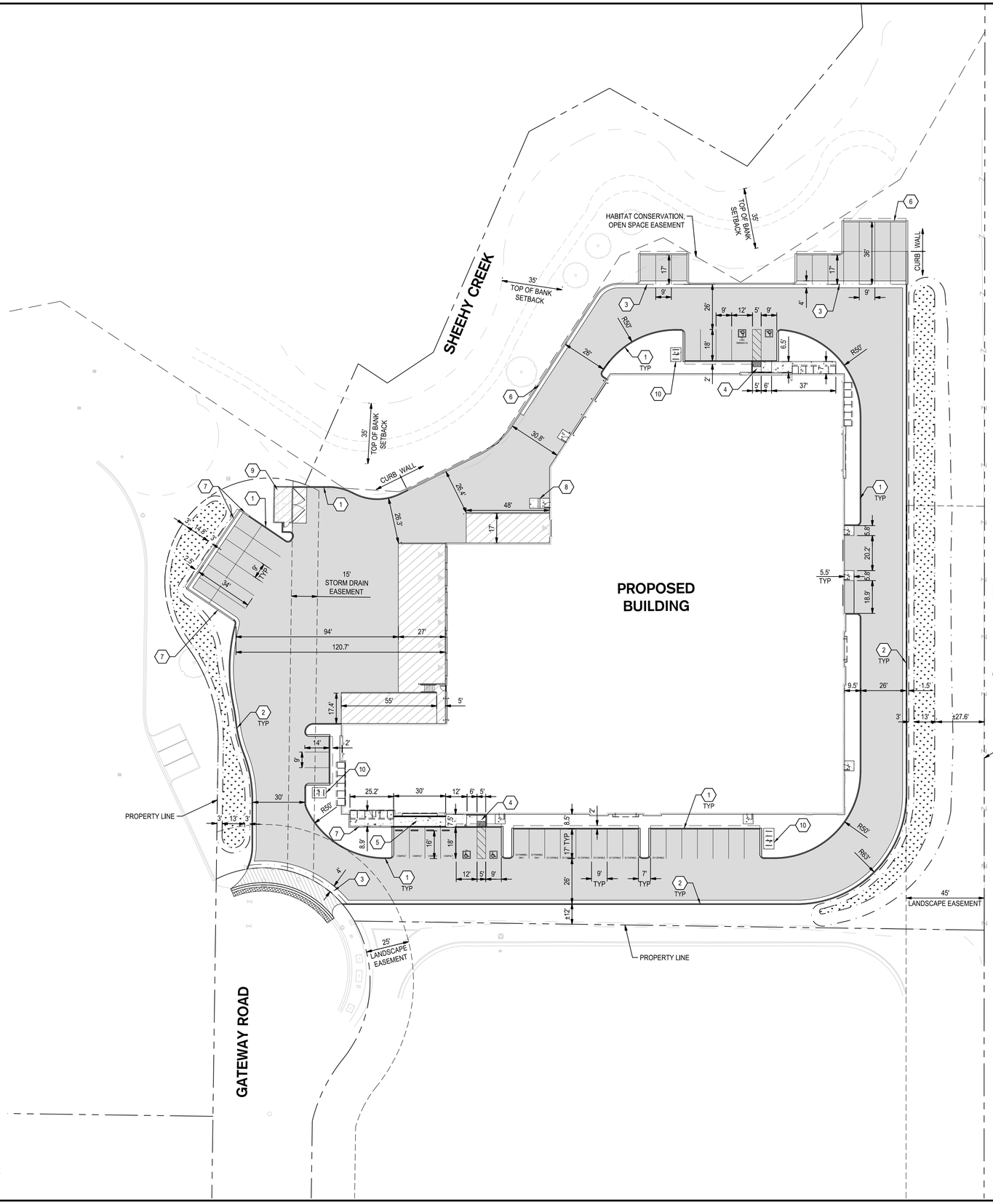
SHEET TITLE

TOPOGRAPHY AND DEMOLITION PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
C2.0
—OF: 1

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PAVING LEGEND

- PEDESTRIAN CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BIO-RETENTION
- TRUNCATED DOMES

KEY NOTES

1. 6" VERTICAL CURB
2. 6" VERTICAL CURB AND GUTTER
3. 4' VALLEY GUTTER
4. CURB RAMP WITH TRUNCATED DOMES
5. ACCESSIBLE RAMP WITH HANDRAILS
6. RETAINING WALL WITH GUARDRAIL OR FENCING WHERE VERTICAL DROP EXCEEDS 30"
7. RETAINING WALL WITHOUT GUARDRAIL
8. TWO CONCRETE 7" HIGH RISERS
9. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
10. BIKE RACKS, SEE ARCHITECTURAL PLANS

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REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 82498
Exp. 08/30/25
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STATE OF CALIFORNIA

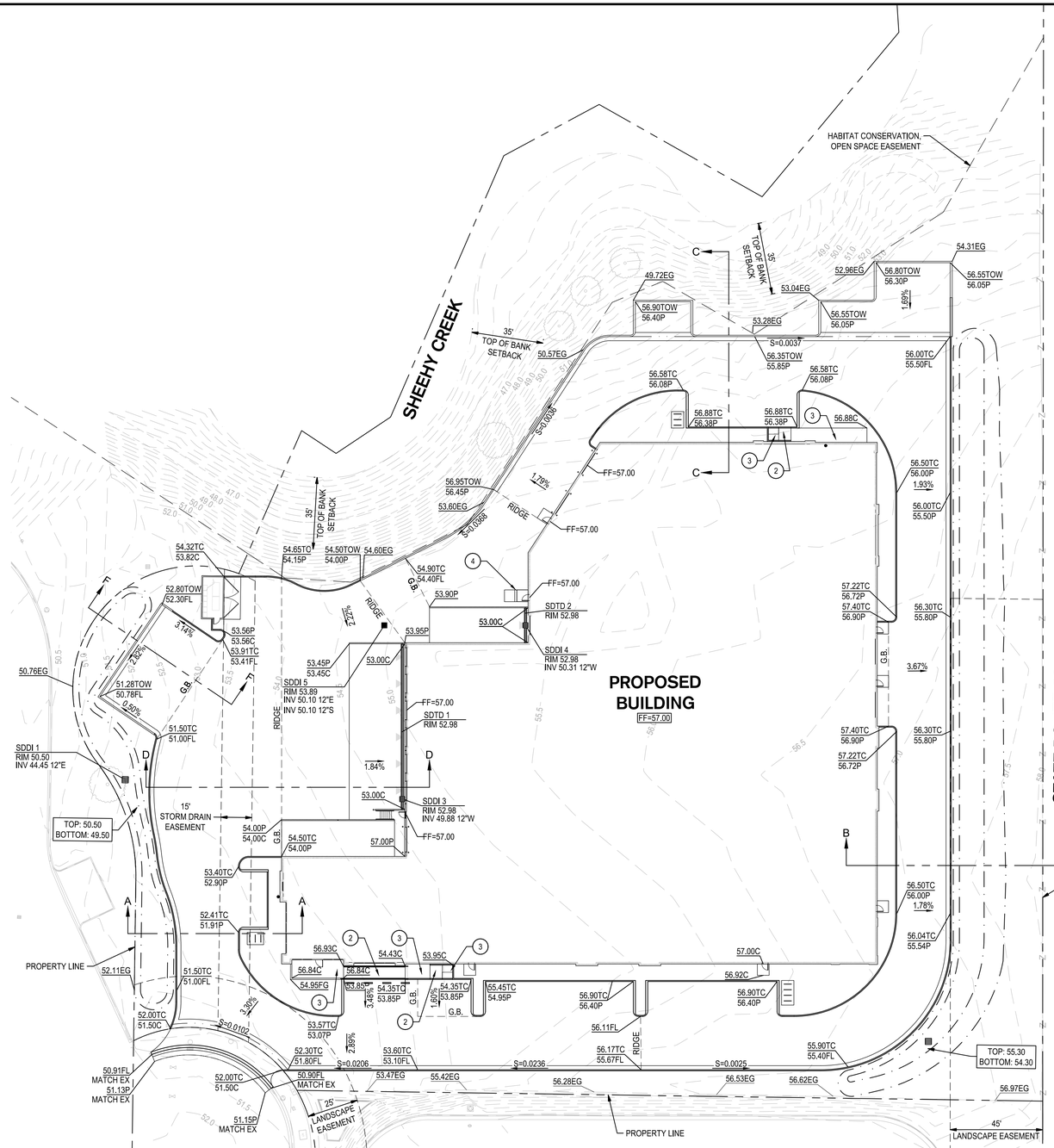
SHEET TITLE

PAVING AND DIMENSIONING PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
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—OF: 1

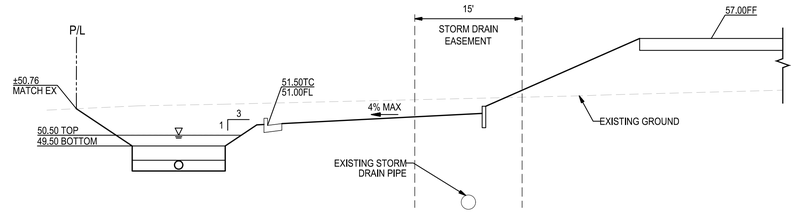
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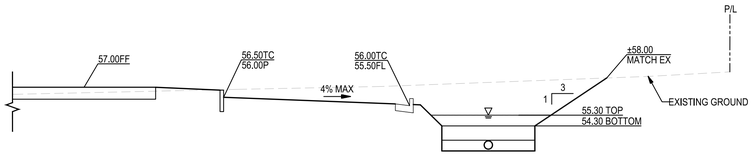
EARTHWORK QUANTITIES (UNFACTORED)	
VOLUME OF CUT	5870 CY
VOLUME OF FILL	5695 CY
NET VOLUME OF CUT	175 CY

GRADING KEY NOTES

1. 2% MAX CROSS SLOPE; 5% MAX SLOPE IN DIRECTION OF TRAVEL, TYPICAL
2. RAMPS @ 8.33% MAX SLOPE
3. 2% MAX SLOPE IN ALL DIRECTIONS
4. TWO 7" RISERS

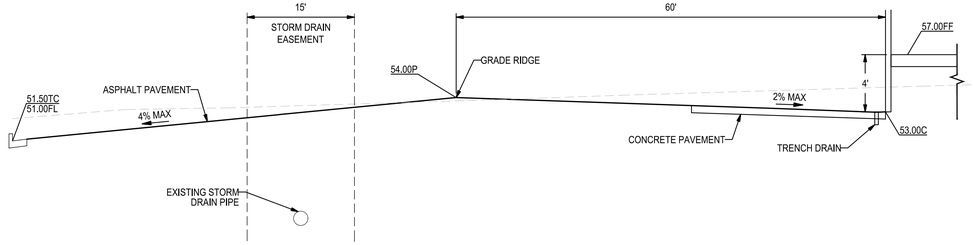


SECTION A-A

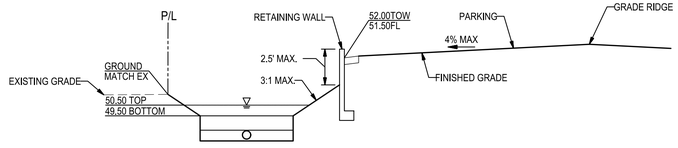


SECTION B-B

SECTION C-C



SECTION D-D



SECTION F-F

0' 15' 30' 60'
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GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

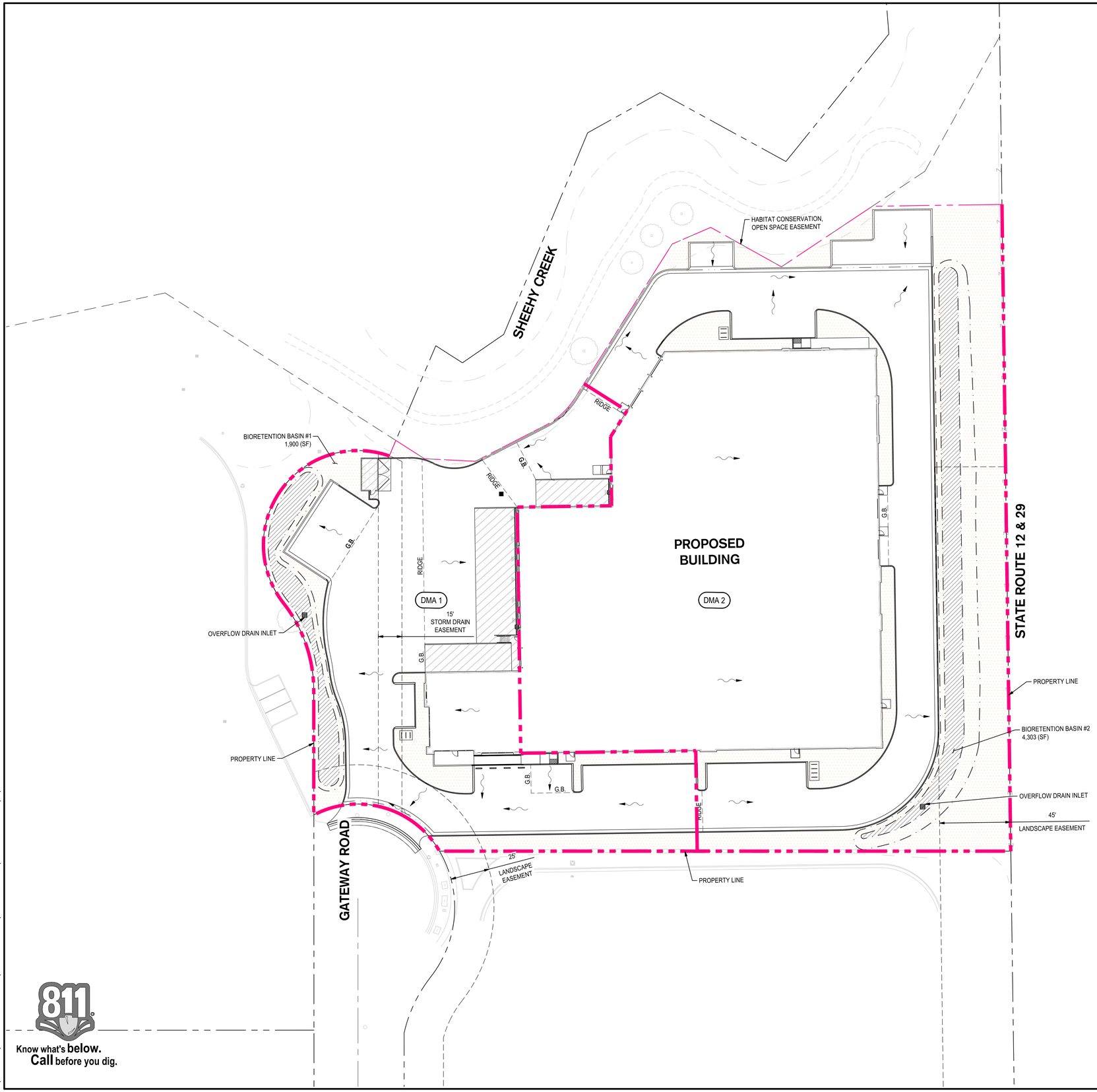
SHEET TITLE

GRADING PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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LEGEND

- BIORETENTION AREA
- PERVIOUS SELF-RETAINING AREA
- IMPERVIOUS AREA
- DRAINAGE MANAGEMENT AREA
- FLOW ARROW
- DMA 1 — DRAINAGE MANAGEMENT AREA

POST-PROJECT DRAINAGE MANAGEMENT AREAS

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREAS			PERVIOUS AREAS	AREA (SF)
	ASPHALT/ CONCRETE	ROOF	BIORETENTION	LANDSCAPE	
1	30,593	3,310	2,029	6,508	42,440
2	23,958	51,704	4,303	24,117	104,082

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REVISIONS
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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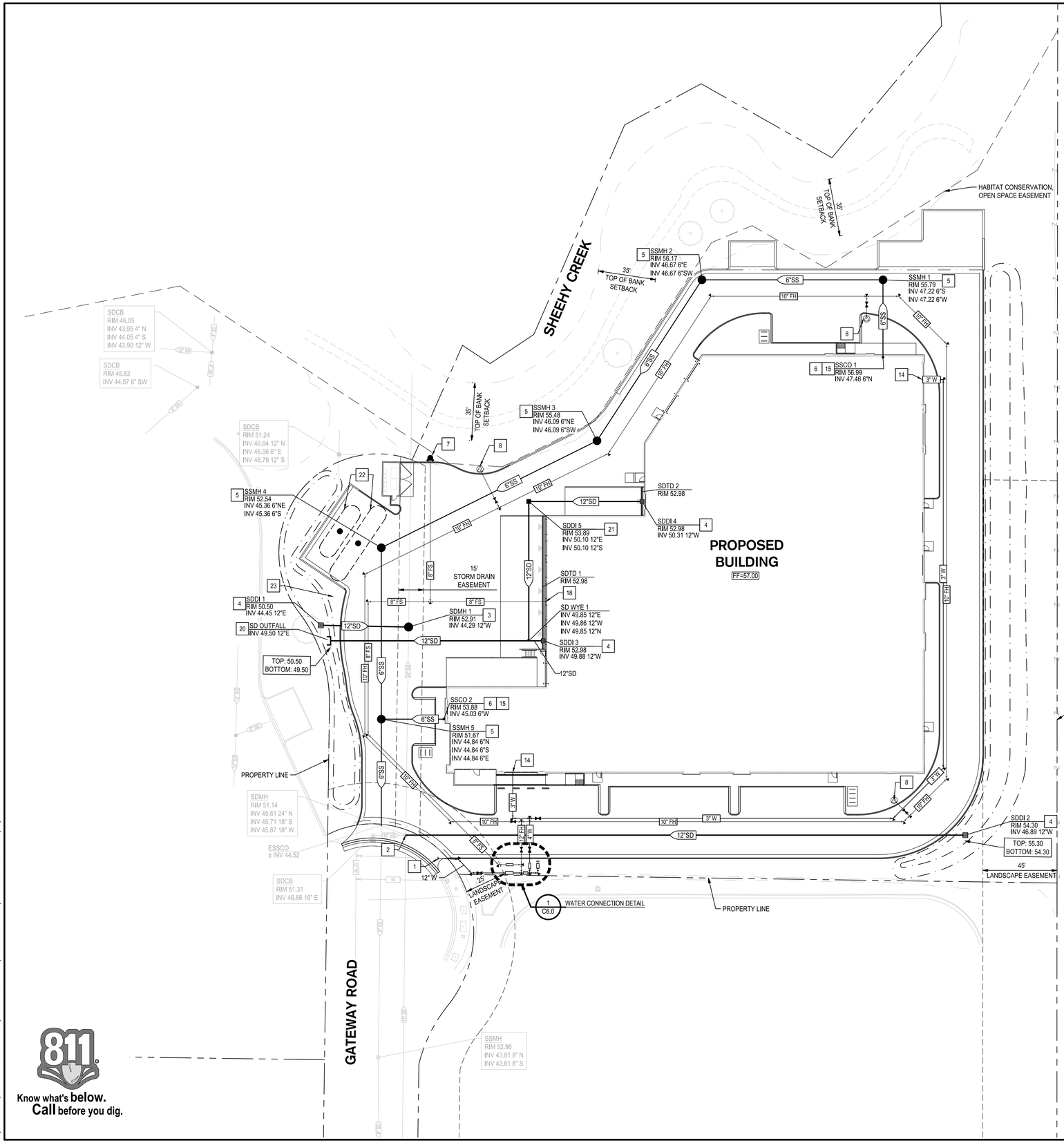
SHEET TITLE

DRAINAGE AREA MANAGEMENT MAP

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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UTILITY LEGEND

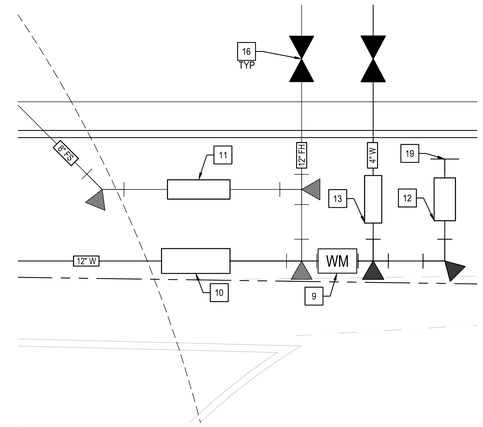
- PROPOSED MAINTENANCE HOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM DRAIN INLET
- PROPOSED AREA DRAIN
- PROPOSED SANITARY SEWER CLEANOUT
- GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- FS — PROPOSED FIRE SERVICE LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRICAL CONDUIT

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY OF THE EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO UTILITY BOXES, THAT ARE FOUND TO BE BROKEN, CRACKED, OR OTHERWISE DAMAGED.
2. ALL UTILITY BOXES AND MAINTENANCE HOLES SHALL BE PROTECTED AND ADJUSTED TO FINISH GRADE, UNLESS OTHERWISE NOTED.

UTILITY KEY NOTES

1	CONNECT TO EXISTING WATER MAIN
2	CONNECT TO EXISTING STORM DRAIN MANHOLE
3	INSTALL STORM DRAIN MANHOLE
4	INSTALL STORM DRAIN DRAIN INLET
5	INSTALL SANITARY SEWER MANHOLE
6	INSTALL SANITARY SEWER CLEANOUT
7	INSTALL FIRE DEPARTMENT CONNECTION
8	INSTALL FIRE HYDRANT
9	INSTALL WATER METER
10	INSTALL FIRE HYDRANT DOUBLE DETECTOR CHECK ASSEMBLY
11	INSTALL FIRE SPRINKLER DOUBLE DETECTOR CHECK ASSEMBLY
12	INSTALL LANDSCAPE BACKFLOW PREVENTER
13	INSTALL DOMESTIC WATER BACKFLOW PREVENTER
14	DOMESTIC WATER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
15	SANITARY SEWER BUILDING POINT OF CONNECTION
16	INSTALL GATE VALVE
17	INSTALL STORM DRAIN STUB FOR FUTURE USE
18	FIRE SPRINKLER BUILDING POINT OF CONNECTION
19	LANDSCAPE POINT OF CONNECTION
20	STORM DRAIN OUTFALL
21	INSTALL STORM DRAIN DRAIN INLET WITH SOLID TOP
22	INDUSTRIAL WASTEWATER HOLD TANK
23	EQUIPMENT PAD



1 WATER CONNECTION DETAIL
1" = 5'

0' 15' 30' 60'
SCALE: 1"=30'

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- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHNEIDER No. 62498 Exp. 09/30/25 CIVIL STATE OF CALIFORNIA

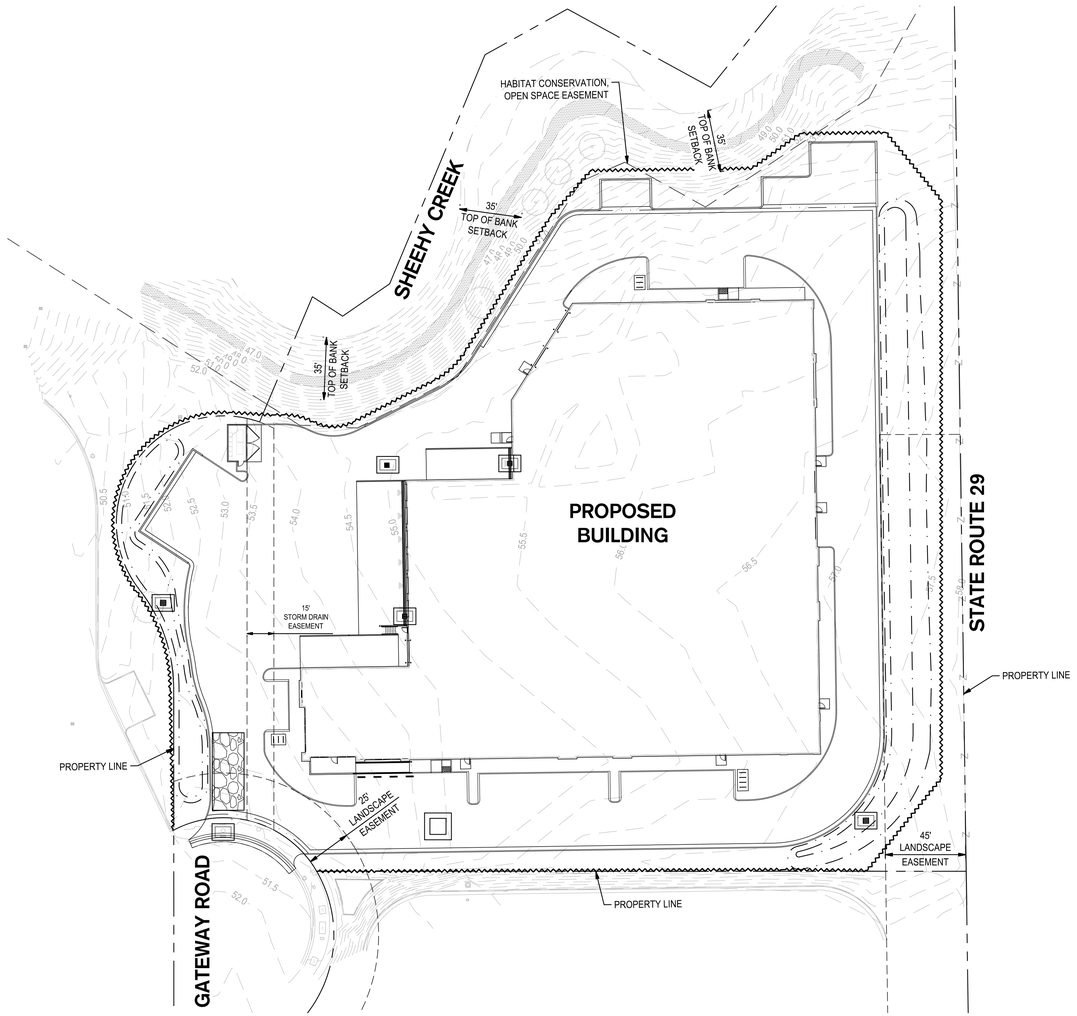
SHEET TITLE

UTILITY PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

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EROSION CONTROL PLAN

1" = 40'

0' 20' 40' 80'

SCALE: 1"=40'

EROSION CONTROL GENERAL NOTES

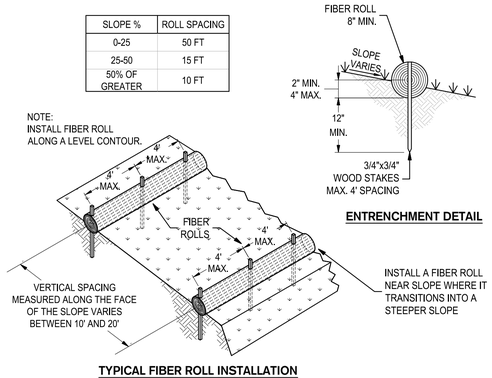
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
3. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
4. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

5. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
6. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
8. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
9. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
10. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
11. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS
13. CONTRACTOR SHALL INSTALL DRAIN INLET PROTECTION FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF WORK. THIS INCLUDES ANY CATCH BASINS LOCATED IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS LOCATED IN THE PARKING LOT.
14. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PARKING LOT OR PUBLIC ROADWAY, SIDEWALK, AND GUTTERS.
15. CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY-SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRICTION-RELATED SEDIMENTS FROM PAVEMENT IN PROJECT AREA PARKING LOT AND PUBLIC SIDEWALKS, GUTTERS, AND ROADWAY.
16. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.

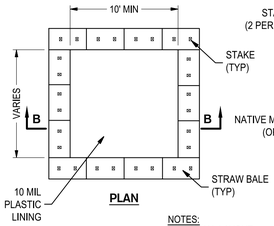
EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL 1
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL 2
	GRAVEL BAG FILTER AT DROP INLET, SEE DETAIL 3
	STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO DETERMINE SIZE & LOCATION, SEE DETAIL 4 THIS SHEET



TYPICAL FIBER ROLL INSTALLATION

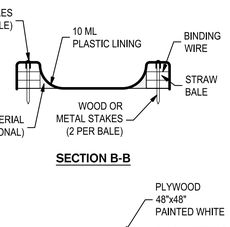
ENTRENCHMENT DETAIL



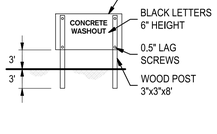
PLAN

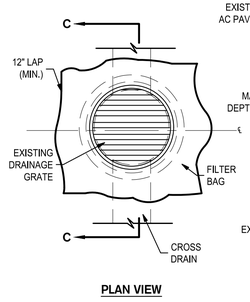
STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

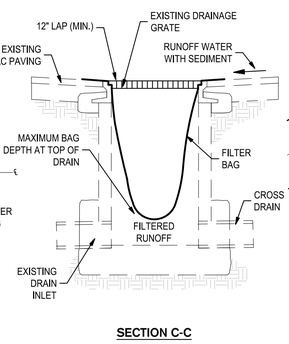


SECTION B-B

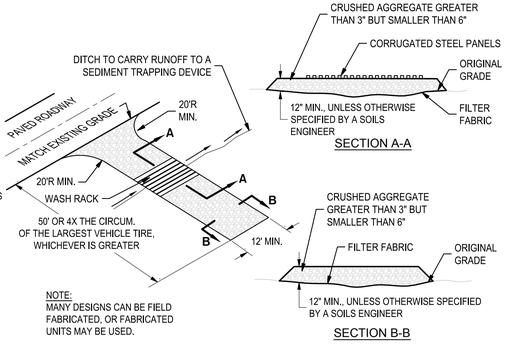




PLAN VIEW



SECTION C-C



SECTION A-A

SECTION B-B

Know what's **below.** **Call** before you dig.

1 **FIBER ROLLS** SCALE: NTS

2 **CONCRETE WASHOUT** SCALE: NTS

3 **GRAVEL BAG FILTER AT DROP INLET** SCALE: NTS

4 **STABILIZED CONSTRUCTION ENTERANCE/OUTLET TIRE WASH** SCALE: NTS

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REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHNEIDER No. 62498 Exp. 09/30/25 CIVIL STATE OF CALIFORNIA

SHEET TITLE

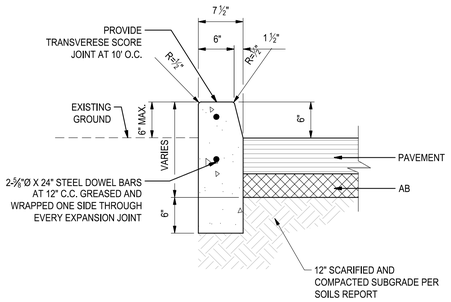
EROSION CONTROL PLAN

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
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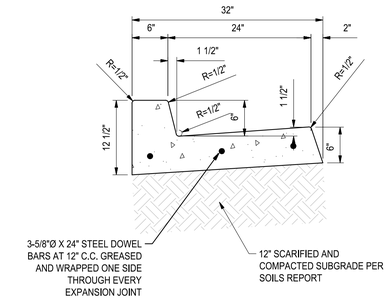
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—OF: 1

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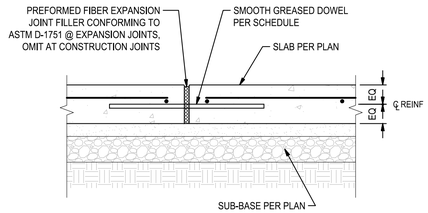
1 6" VERTICAL CONCRETE CURB
NO SCALE



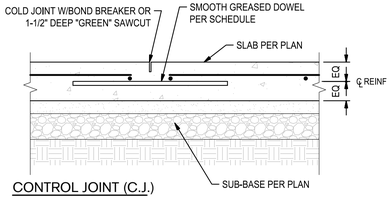
2 6" VERTICAL CURB AND GUTTER
NO SCALE

JOINT SPACING			
SLAB THICKNESS (T)	E.J.	C.J.	W.P.J.
INCHES	FEET O.C. E.W	FEET O.C. E.W	FEET O.C. E.W
5"	100'	30'	10'
6"	100'	36'	12'
7"	100'	40'	14'
8"	100'	40'	16'

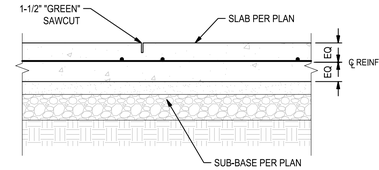
DOWEL SIZE & SPACING			
SLAB THICKNESS (T)	DIAMETER	LENGTH	SPACING
4"	1/2	12"	24" O.C.
5"	5/8"	12"	24" O.C.
6"	3/4"	18"	18" O.C.
7"	7/8"	18"	18" O.C.
8"	1"	18"	18" O.C.



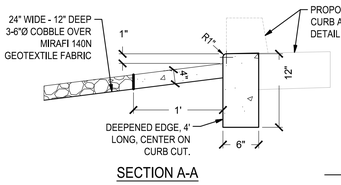
EXPANSION JOINT (E.J.)



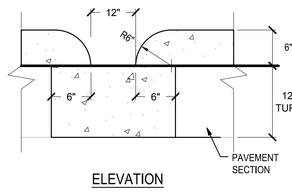
CONTROL JOINT (C.J.)



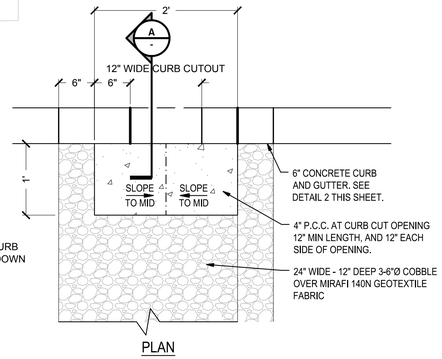
3 TYPICAL CONCRETE JOINT DETAILS
NO SCALE



SECTION A-A

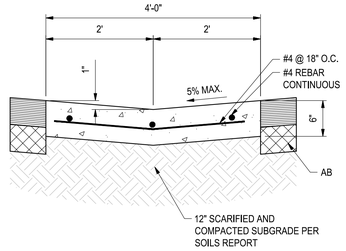


ELEVATION



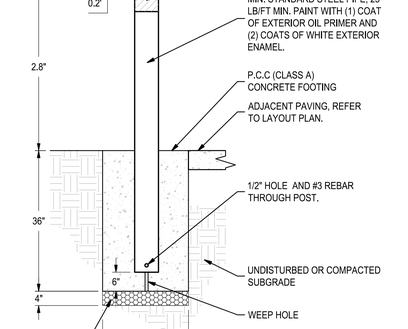
PLAN

4 CONCRETE CURB CUT
NO SCALE

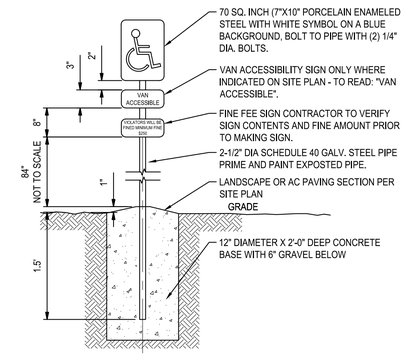


NOTES:
1. CONSTRUCT EXPANSION JOINTS @ 150' C.C. MAXIMUM SPACING.
2. PROVIDE CONTROL JOINTS @ 40' O.C. MAXIMUM SPACING.

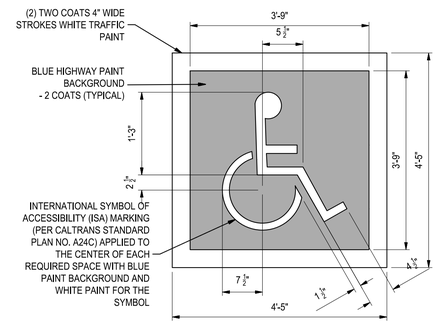
5 4' CONCRETE VALLEY GUTTER
NO SCALE



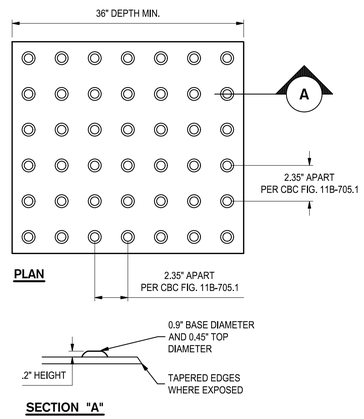
6 STEEL BOLLARD
NO SCALE



7 ACCESSIBLE PARKING SIGNAGE
NO SCALE

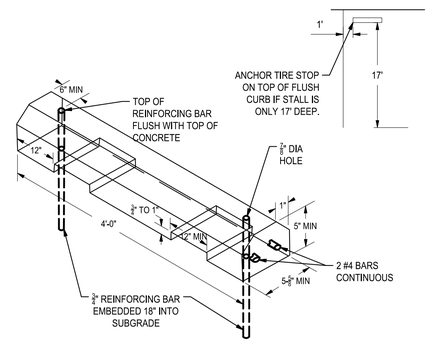


8 ACCESSIBLE PARKING SYMBOL
NO SCALE

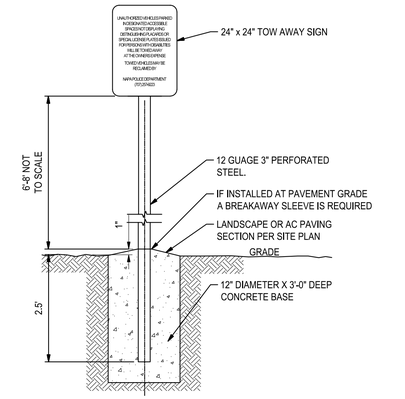


SECTION "A"

9 TRUNCATED DOMES
NO SCALE



10 4' WHEEL STOP
NO SCALE



11 TOW AWAY SIGN
NO SCALE

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REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

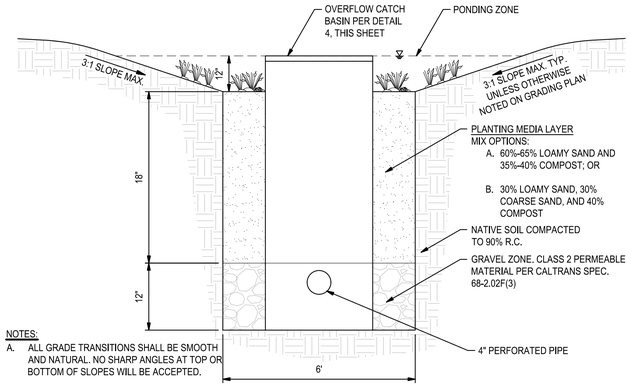
SHEET TITLE

DETAILS I

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

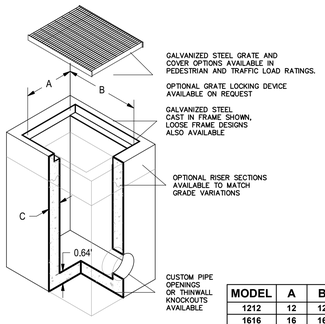
SHEET:
C8.0
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NOTES:
A. ALL GRADE TRANSITIONS SHALL BE SMOOTH AND NATURAL. NO SHARP ANGLES AT TOP OR BOTTOM OF SLOPES WILL BE ACCEPTED.

1 BIORETENTION AREA DETAIL
NO SCALE

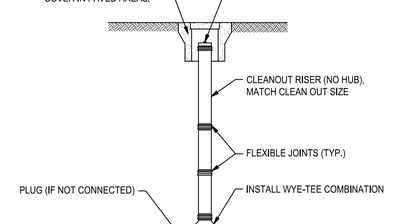


NOTES:
1. FOR STRUCTURES LOCATED IN VALLEY GUTTER OR GUTTER PLANS, SEE DETAIL 16/ C6.0 FOR GUTTER MODIFICATIONS.

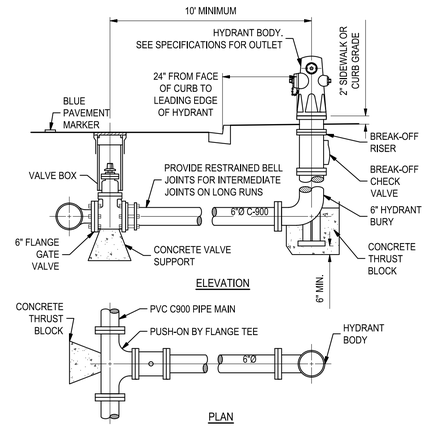
MODEL	A	B	C	WEIGHT CALC - LBS.
1212	12	12	4	208 (BASE) + 266 VF
1616	16	16	5	408 (BASE) + 480 VF
1818	18	18	5	602 (BASE) + 604 VF
2424	24	24	6	675 (BASE) + 750 VF
2436	24	36	6	900 (BASE) + 900 VF
2448	24	48	6	1500 (BASE) + 1050 VF
3030	30	30	6	920 (BASE) + 900 VF
3636	36	36	6	1200 (BASE) + 1050 VF
3648	36	48	6	1500 (BASE) + 1200 VF
4048	48	48	6	1875 (BASE) + 1350 VF
6060	60	60	6	2700 (BASE) + 1650 VF

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

2 STORM DRAIN INLET
NO SCALE



3 SANITARY SEWER CLEANOUT
NO SCALE

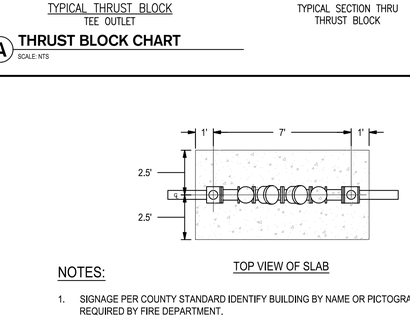


4 FIRE HYDRANT INSTALLATION
NO SCALE

THRUST BLOCK AREA REQUIRED		
FITTINGS	ALLOWABLE SOIL BEARING VALUE 1000 LBS. PER SQ. FT.	
6" LINE OR SMALLER	"A"	"B"
1'-10 1/2"	1'-6"	1'-6"
45°	2'-0"	2'-0"
90°	3'-0"	2'-6"
TEE OUTLET	2'-6"	2'-0"
DEAD END	2'-6"	2'-0"
8" LINE		
1'-10 1/2"	2'-0"	2'-0"
45°	3'-0"	2'-6"
90°	4'-0"	3'-0"
TEE OUTLER	3'-0"	3'-0"
DEAD END	3'-0"	3'-0"
10" LINE		
1'-10 1/2"	3'-0"	2'-0"
45°	3'-6"	3'-0"
90°	5'-0"	4'-0"
TEE OUTLER	4'-0"	3'-6"
DEAD END	4'-0"	3'-6"
12" LINE		
1'-10 1/2"	3'-0"	3'-0"
45°	4'-0"	4'-0"
90°	7'-0"	4'-0"
TEE OUTLER	5'-0"	4'-0"
DEAD END	5'-0"	4'-0"

NOTES:
1. ALL THRUST BLOCKS SHALL SHALL BE POURED AGAINST UNDISTURBED SOIL.

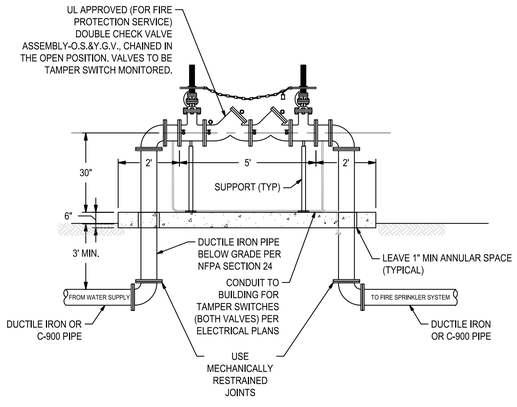
A THRUST BLOCK CHART
SCALE: NTS



5 THRUST BLOCKS
NO SCALE

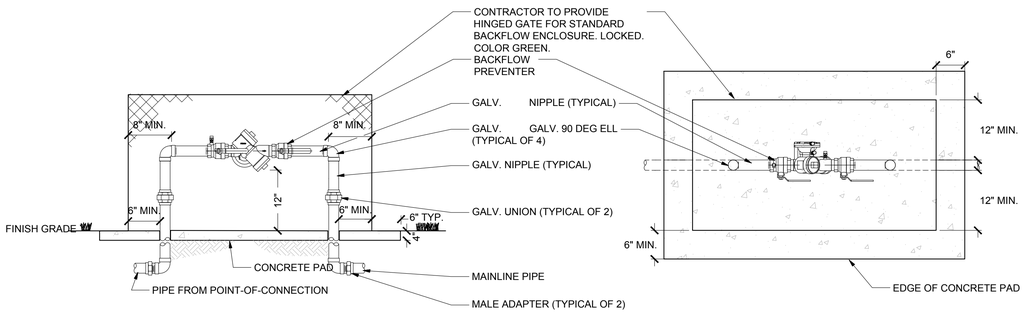
NOTES:
1. VALVE BOX AND LID SHALL BE CHRISTY NO. G5.
2. ALL LIDS SHALL HAVE MACHINED SEATING SURFACES.
3. CONCRETE COLLAR NOT REQUIRED WHEN VALVE BOX IS LOCATED IN CONCRETE SIDEWALK AREA.
4. LID SHALL BE H20 TRAFFIC RATED LID IN VEHICLE TRAVELED WAY.

6 WATER VALVE
NO SCALE



NOTES:
1. SIGNAGE PER COUNTY STANDARD IDENTIFY BUILDING BY NAME OR PICTOGRAM AS REQUIRED BY FIRE DEPARTMENT.
2. ALL STEEL PIPE SHALL BE AS PER AWWA C-200 WITH ¼" WALL AND COATED AND LINED BY FUSION BONDED EPOXY AS PER AWWA C-213, 20 MILS MIN.
3. ALL STEEL FLANGES SHALL BE CLASS D AS PER AWWA C-207.
4. ALL DUCTILE IRON FITTINGS SHALL MEET AWWA C-110 & C-153, CLASS 150. THE INTERIOR SHALL BE MORTAR LINED AS PER AWWA C-104 AND BELOW GROUND EXTERIOR SHALL HAVE A COAL TAR COATING AS PER AWWA C-203.
5. ALL NUTS AND BOLTS BELOW GROUND SHALL BE POLYETHYLENE ENCASED AS PER AWWA C-105 OR TAPE WRAPPED AS PER AWWA C-209, 20 MILS MIN. IN BOTH CASES.
6. BOTH GATE VALVES SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM.
7. CONTRACTOR SHALL PROVIDE CHAIN FOR LOCKING WHEELS TOGETHER (OWNER TO PROVIDE LOCK).
8. CONTRACTOR SHALL PROVIDE REMOVABLE INSULATION BLANKET.

7 DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY
NO SCALE



NOTES:
1. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MIL VINYL PIPE WRAP.
2. INSTALL WEATHER BLANKET AROUND BACKFLOW PREVENTER.
3. BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED, GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY EBMUD.
4. BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE AND HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, EBMUD MAY ADDITIONALLY REQUIRE LOCKABLE PROTECTIVE ENCLOSURE.

8 BACKFLOW PREVENTER
NO SCALE

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REVISIONS
No. Date Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHNEIDER No. 62498 Exp. 09/30/25 CIVIL STATE OF CALIFORNIA

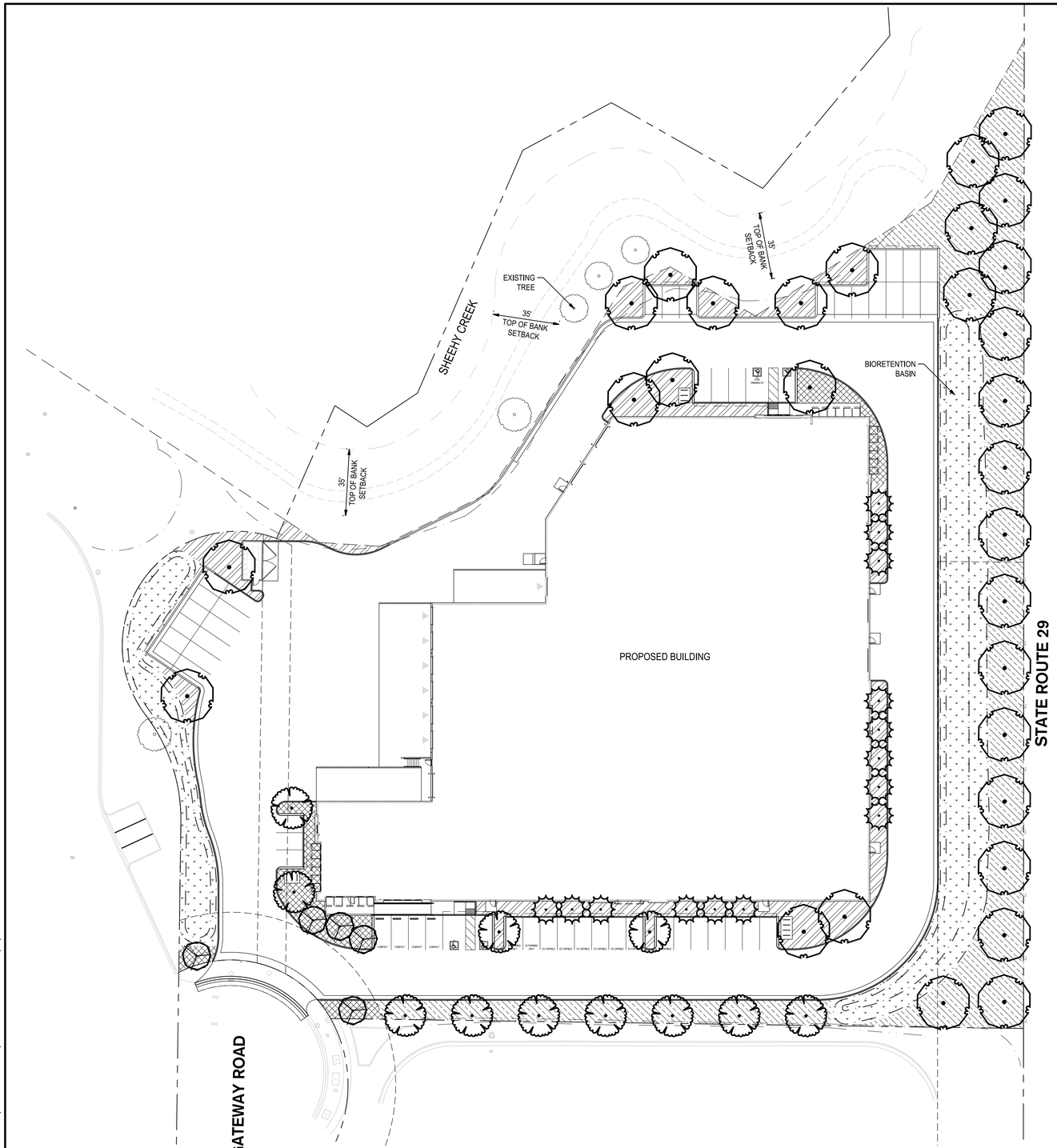
SHEET TITLE

DETAILS II

Proj Mgr	PJS
Drawn by	KJG
Date	03/14/2025
Job No.	23347

SHEET:
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—OF: 1

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PLANTING LEGEND

LARGE TREE — 30
15 gallon tree. Low/medium water use.
Large shade trees within the site. Spacing per plan.
Drip bubbler irrigation.

Acer macrophyllum / Big Leaf Maple
Platanus x acerifolia `Yarwood` / London Plane Tree
Pseudotsuga menziesii / Douglas Fir
Quercus lobata / Valley Oak
Quercus macrocarpa / Burr Oak
Sequoia sempervirens / Coast Redwood
Ulmus parvifolia 'True Green' / True Green Lacebark Elm
Umbellularia californica / Bay Laurel
Zelkova serrata 'Musashino' / Musashino Japanese Zelkova

MEDIUM TREE — 11
15 gallon tree. Low/medium water use.
Medium trees within the site, building screening and parking lot. Spacing per plan.
Drip bubbler irrigation.

Acer platanoides 'Crimson King' / Crimson King Norway Maple
Cedrus atlantica 'Glauca Fastigiata' / Columnar Blue Atlas Cedar
Cedrus deodara / Deodar Cedar
Koelreuteria bipinnata / Chinese Flame Tree
Pistacia chinensis `Keith Davey` / Keith Davey Chinese Pistache
Quercus douglasii / Blue Oak

SMALL ACCENT TREE — 5
15 gallon tree. Low water use.
Small accent tree within the site and entry. Spacing per plan.
Drip bubbler irrigation.

Acer ginnala 'Flame' / Flame Amur Maple
Cercis canadensis 'Merlot' / Merlot Eastern Redbud
Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink
Prunus cerasifera `Atropurpurea` / Purple-leaf Plum
Vitex agnus-castus / Chaste Tree

NARROW SCREEN TREE — 14
36" box. Low water use.
Perimeter areas requiring narrow, upright growth along building. Spacing per plan
Drip bubbler irrigation.

Acer platanoides 'Columnare' / Columnar Norway Maple
Carpinus betulus 'Fastigiata' / Upright European Hornbeam
Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree
Podocarpus gracilior / Fern Pine

EXISTING TREE

QUANTITIES MAY VARY FROM LEGEND. CONTRACTOR TO VERIFY.

SHRUB & GROUNDCOVER PLANTING
Site shrub and groundcover planting areas.
Medium and small sized shrubs, groundcovers and grasses (18"-4` high, 5 gallon and 1 gallon). Medium density plant spacing
Drip irrigation.

Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
Cistus pulverulentus `Sunset` / Rockrose
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Dietes vegeta / African Iris
Feijoa sellowiana / Pineapple Guava
Salvia greggii / Autumn Sage
Xylosma congestum `Compacta` / Compact Xylosma
Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Loropetalum chinense rubrum 'Shang-ri' / Purple Pixie® Fringe Flower
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Nandina domestica / Heavenly Bamboo
Nerium oleander 'Petite Salmon' / Petite Salmon Oleander
Phormium tenax 'Cream Delight' / Cream Delight New Zealand Flax
Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita
Ceanothus griseus horizontalis `Yankee Point` / California Lilac
Myoporum parvifolium `Prostratum` / Myoporum

ENTRY ACCENT SHRUB AREA
Entry accent planting area.
Medium and small sized shrubs, groundcover and grasses for accent color and texture. (6"-3` hight, 5 gallon and 1 gallon). Medium density plant spacing.
Drip irrigation.

Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven
Penstemon heterophyllus 'Margarita BOP' / Beard Tongue
Aster alpinus 'Happy End' / Happy End Alpine Aster
Dianella tasmanica 'Variegata' / Variegated Flax Lily
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue
Liriope muscari 'Variegata' / Variegated Lilyturf
Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Phormium tenax 'Amazing Red' / Dwarf Red Flax
Vinca minor / Common Periwinkle
Coprosma kirkii `Variegata` / Creeping Mirror Plant
Verbena Tapien hybrids `Blue-Violet` TM / Tapien Blue-Violet Verbena

BIORETENTION AREA PLANTING
1 gallon plants. Wet and dry tolerant plants. Spacing 42" O.C.. Overhead Pop-up spray rotator irrigation.

Carex testacea 'Prairie Fire' / Prairie Fire Orange Sedge
Juncus effusus / Soft Rush
Sisyrinchium bellum / Blue-eyed Grass

HYDROSEEDED NO MOWED / NON IRRIGATED
Hydroseeded grass seed mix which is non-irrigated and installed in areas as landscape buffer for stabilization and weed control.
Drip irrigation.

Festuca x `Native Erosion Control Mix` / Native California Grasses
Pacific Coast Seed. Green to Gold Blend' 55 lbs./acre.

BARK MULCH
3" thick layer minimum natural chipped bark mulch. All landscape planting areas within the site to be installed with bark mulch. Not installed in bioretention basin and hydroseeded area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

PLANT SPECIES THAT ALLOW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES TO BE IMPLEMENTED SHALL BE USED IN LANDSCAPE DESIGN. SPECIES SHALL BE SELECTED AND INTEGRATED INTO THE DESIGN TO MAINTAIN VISIBILITY OF ALL AREAS OF THE SITE AND DISCOURAGE USE OF AND ACCESS TO POTENTIAL PROBLEMS AREAS. PLANT SPECIES FOR THESE AREAS SHALL INCLUDE SHRUBS AND GROUNDCOVERS THAT ALLOW VISIBILITY AND DO NOT CREATE PLACES FOR HIDING, EITHER BY THEIR SIZE OR FOLIAGE DENSITY, OR THOSE THAT HAVE THORNS, PRICKLY FOLIAGE, OR OTHERWISE DETER LOITERING AND DISCOURAGE USE OF AND ACCESS TO AREAS OF LANDSCAPE THAT ARE UNINTENDED TO BE USED OR ACCESSED.

IRRIGATION DESIGN SUMMARY

1. ISOLATED WATER METER AND CONNECTION FOR LANDSCAPE IRRIGATION SYSTEM.
2. NEW BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED.
3. NEW PEDESTAL-MOUNTED, WEATHER-BASED TWO-WIRED IRRIGATION CONTROLLER WITH RAIN SENSOR.
4. IRRIGATION SHALL CONSIST OF DRIPLINE FOR SHRUBS, GROUNDCOVERS, AND SPRAY ROTATOR FOR BIORETENTION AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

PLANTING DESIGN SUMMARY

1. PLANTS SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 1.1. LOW WATER USE, WATERWISE PLANTING PALETTE.
   - 1.2. LONG-TERM ADAPTABILITY TO THE SITE LOCATION AND CLIMATIC CONDITIONS.
   - 1.3. EASE OF MAINTENANCE SO AS NOT TO REQUIRE SUBSTANTIAL PRUNING, LEAF AND LITTER COLLECTION OR PEST CONTROL.
   - 1.4. PROVIDE PARKING LOT SHADE, BUILDING PERIMETER FOUNDATION PLANTING, TREE SCREENING AND ENTRY ACCENT PLANTING.
   - 1.5. "RIGHT PLANT, RIGHT PLACE"

GREEN BUILDING CODE TREE SHADING

1. LANDSCAPE IMPROVEMENT PLANS SHALL MEET GREEN BUILDING CODE REQUIREMENTS. FOR TREE SHADING.
   - 1.1. PARKING LOT SHADING (5.106.12.1)
     - 1.1.1. 50% SHADING OF PARKING REQUIRED
   - 1.2. LANDSCAPE TREE SHADING (5.106.12.2)
     - 1.2.1. 20% SHADING OF LANDSCAPE REQUIRED
   - 1.3. HARDSCAPE TREE SHADING (5.106.12.3)
     - 1.3.1. 20% SHADING OF HARDSCAPE REQUIRED
2. TREE IS ASSUMED TO BE PLANTED FROM 15 GALLON CONTAINERS MINIMUM.

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 15' 30' 60'
SCALE: 1"=30'

811 Know what's below. Call before you dig.

SIEGFRIED
3428 Brookside Road
Stockton,California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No.	Date	Description

PROJECT

NAPA GATEWAY ROAD

GATEWAY ROAD
NAPA, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUTAS JR.
No.5595
Signature
Exp. 11/30/26
STATE OF CALIFORNIA

SHEET TITLE

LANDSCAPE PLAN

Proj Mgr	PJS
Drawn by	RJN
Date	03/14/2025
Job No.	23347

SHEET: L1.0
—OF: 1

F:\23PROJECTS\23347 NAPA GATEWAY ROAD\PLANS AND GRAPHICS\IMPROVEMENT PLANS\23347-L1.0-LANDSCAPE.DWG 3/14/2025 9:43 AM

Gateway Road
Napa County, California

21 February 2025

ARCHITECTURAL

A-1	COVER SHEET
A-2	PRELIMINARY SITE PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	COLORED PRELIMINARY SITE PLAN

CIVIL

C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	TOPOGRAPHY AND DEMOLITION PLAN
C3.0	PAVING AND DIMENSIONING PLAN
C4.0	GRADING PLAN
C5.0	DRAINAGE AREA MANAGEMENT MAP
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	DETAILS I
C8.1	DETAILS II

LANDSCAPE

L-1	CONCEPTUAL LANDSCAPE PLAN

SHEET INDEX

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS, INCLUDING, BUT NOT LIMITED TO:

BUILDING	2022 CALIFORNIA BUILDING CODE
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE
PLUMBING	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE
FIRE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE, CHAPTER 11B

APPLICABLE CODES

APN: 057-200-039-000

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 AND A PORTION OF THE REMAINING LANDS OF HERBERT GUNN, JR., TRUSTEE AS SHOWN ON MAP NO. 4453, ENTITLED "FINAL MAP OF NAPA VALLEY GATEWAY UNIT TWO, PHASE ONE", FILED FEBRUARY 20, 1991 IN BOOK 18 OF MAPS, AT PAGES 14-17, IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERN, EASTERN AND NORTHERN LINES OF SAID LOT 1, THE FOLLOWING COURSES: SOUTH 87° 05' 00" WEST 363.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 57° 01' 28" EAST; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 45' 34" AN ARC LENGTH OF 91.90 FEET; THENCE NORTH 02° 55' 00" WEST 78.99 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 07' 30" AN ARC LENGTH OF 59.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 147° 35' 46" AN ARC LENGTH OF 154.56 FEET; THENCE, LEAVING THE NORTHERN LINE OF SAID LOT 1, NORTH 19° 56' 51" EAST 75.91 FEET TO A POINT IN THE CENTER OF SHEEHY CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES: SOUTH 60° 16' 57" EAST 20.12 FEET; THENCE NORTH 52° 32'50" EAST 31.89 FEET; THENCE NORTH 19° 40' 38" EAST 138.71 FEET; THENCE NORTH 58° 01' 51" EAST 52.68 FEET; THENCE SOUTH 64° 13' 31" EAST 91.18 FEET; THENCE NORTH 36° 00' 30" EAST 104.11 FEET; THENCE NORTH 07° 24' 39" WEST 48.43 FEET; THENCE NORTH 68° 37' 27" EAST 77.21 FEET TO A POINT ON THE WESTERN LINE OF STATE HIGHWAY NO. 29 AS ESTABLISHED BY THE FINAL ORDER OF CONDEMNATION RECORDED JULY 8, 1954 IN BOOK 446 AT PAGE 521 OF OFFICIAL RECORDS OF NAPA COUNTY; THENCE ALONG SAID WESTERN LINE AND THE WESTERN LINE OF SAID LOT 1, SOUTH 03° 41' 58" EAST 592.00 FEET TO THE POINT OF COMMENCEMENT.

PROJECT SUMMARY

COUNTY ZONING: INDUSTRIAL PARK - AIRPORT COMPATIBILITY COMBINATION (IP:AC)

OCCUPANCY GROUP: S-1: WAREHOUSE, B: OFFICE

CONSTRUCTION TYPE: V-B

DESCRIPTION OF WORK:

THIS DEVELOPMENT CONSISTS OF AN ARTICULATED TILT-UP CONCRETE WAREHOUSE BUILDING WITH A TOTAL OF 54,770 SF (INCLUDING 5,000 S.F. OF ACCESSORY OFFICE). TRASH AND RECYCLING BINS WILL BE CONTAINED WITHIN TRASH ENCLOSURES CONSTRUCTED OF CONCRETE WITH STEEL GATES TO SCREEN BINS FROM VIEW.

AUTOMOBILE PARKING IS PROVIDED THROUGHOUT THE SITE.

A FIRE APPARATUS ACCESS LANE THROUGH THE SITE WILL BE MAINTAINED AT ALL TIMES, GATES WILL INCLUDE KNOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.

GROSS LOT AREA:	188,446 SF 4.33 ACRES
NET LOT AREA:	188,446 SF
BUILDING COVERAGE:	29.15%
TOTAL BUILDING AREA:	54,790 SF
WAREHOUSE	49,790 SF
OFFICE:	5,000 SF
PARKING REQUIRED:	55 SPACES
OFFICE: (5,000 sf at 1:250 sf)	20 SPACES
WAREHOUSE (FIRST 20,000 sf at 1:1,000)	20 SPACES
WAREHOUSE (29,790 sf at 1:2,000)	15 SPACES
PARKING PROVIDED:	55 SPACES
STANDARD:	42 SPACES
COMPACT:	9 SPACES
ACCESSIBLE:	4 SPACES
DOCK DOORS:	7 DOORS
GRADE LEVEL DOORS:	5 DOORS
LANDSCAPE PROVIDED:	± 39,738 SF (21%)

PROJECT TEAM

OWNER / APPLICANT
PHELAN HAUGEN DEVELOPMENT COMPANY
250 MONTGOMERY STREET
SUITE 315
SAN FRANCISCO, CA 94104

ARCHITECT
CARLILE COATSWORTH architects
18650 MACARTHUR BOULEVARD
SUITE 250
IRVINE, CA 92612
PHONE: (949) 833-1930
calc@ccarchitects.com

LANDSCAPE ARCHITECT
SIEGFRIED
3244 BROOKSIDE ROAD
SUITE 100
STOCKTON, CA 95219
PHONE: (209) 943-2021
pschneider@siegfriedeng.com

CIVIL ENGINEER
SIEGFRIED
3244 BROOKSIDE ROAD
SUITE 100
STOCKTON, CA 95219
PHONE: (209) 943-2021
pschneider@siegfriedeng.com

VICINITY MAP



NORTH

SCALE: NOT TO SCALE

Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

Revised - 21 Febraury 2025

Gateway Road
Napa County, California

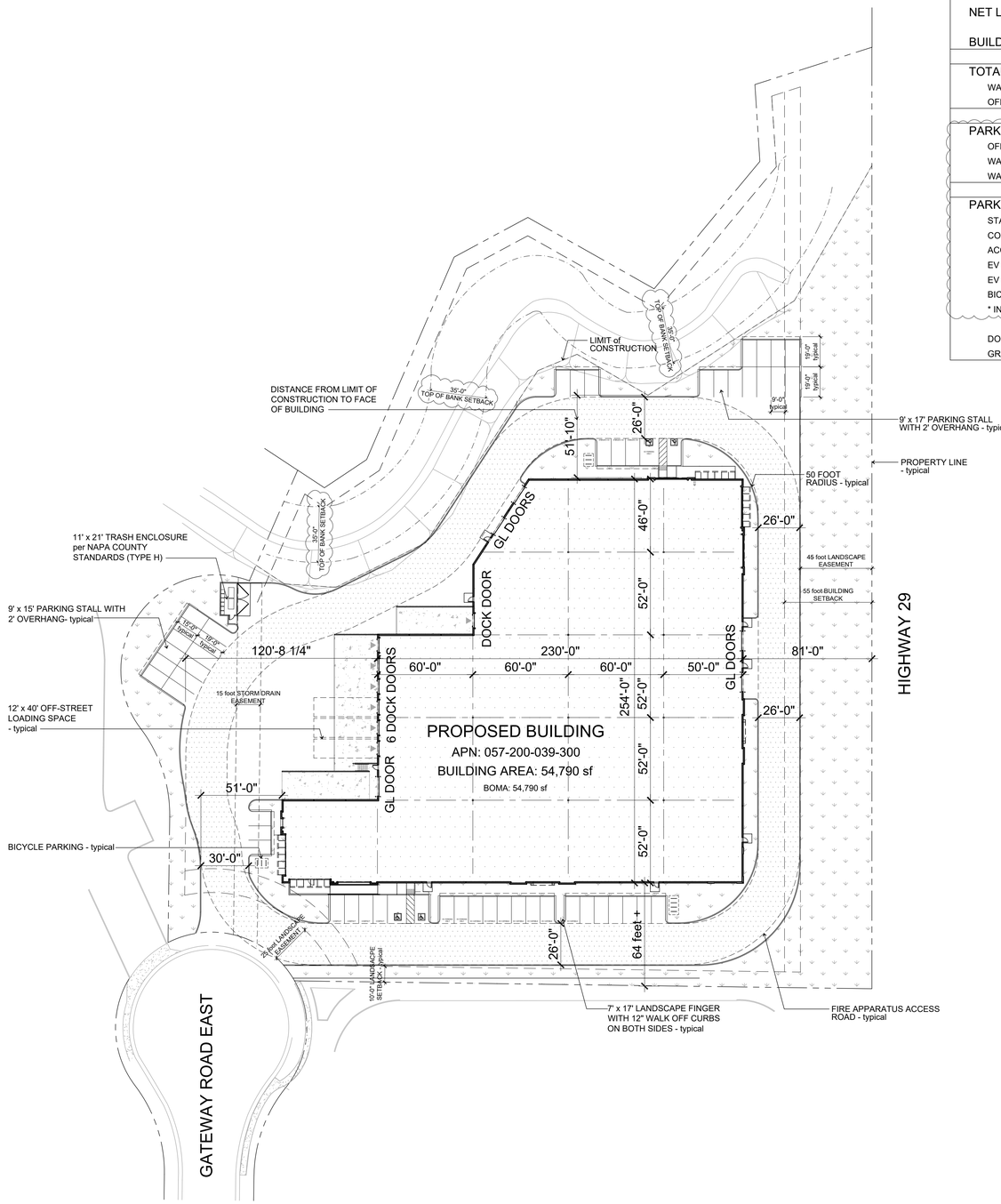
A-1

PHELAN HAUGEN
DEVELOPMENT

p:\2023\23510 phd\23510.04 gateway road, napa, ca\planning submittal #4\cad\23510.04 gateway planning sub4 site plan.dwg

PROJECT INFORMATION:	
GROSS LOT AREA:	188,446 SF (4.33 acres)
NET LOT AREA:	188,446 SF
BUILDING COVERAGE	29%
TOTAL BUILDING AREA:	54,790 SF
WAREHOUSE	49,790 SF
OFFICE	5,000 SF
PARKING REQUIRED	55 SPACES
OFFICE: (5,000 sf at 1:250)	20 SPACES
WAREHOUSE (FIRST 20,000 sf at 1:1,000)	20 SPACES
WAREHOUSE (29,790 sf at 1:2,000)	15 SPACES
PARKING PROVIDED	55 SPACES
STANDARD:	42 SPACES
COMPACT	9 SPACES
ACCESSIBLE:	4 SPACES
EV CAPABLE SPACES:	13 SPACES
EV CHARGING STATIONS:	3 SPACES*
BICYCLE PARKING	10 SPACES
* INCLUSIVE	
DOCK DOORS:	7
GRADE LEVEL DOORS:	5

INDUSTRIAL PARK ZONING DISTRICT - AIRPORT COMPATIBILITY (IP:AC) DEVELOPMENT STANDARDS & NAPA VALLEY BUSINESS PARK SPECIFIC PLAN	
COUNTY ZONING:	NAPA COUNTY BUSINESS PARK PLAN SPECIFIC PLAN
MINIMUM LOT SIZE:	5 ACRES
BUILDING TYPE:	MANUFACTURING
MAX. BUILDING HEIGHT:	45' (max. building height from finish floor)
MAX. SITE COVERAGE:	50%
BUILDING SETBACKS (yards):	
FROM STATE HIGHWAY 29	55' AVG, 45 ' MIN.
OTHER STREETS	45' AVG, 25 ' MIN.
SIDE	10'
REAR	10'
PARKING LOT SHADING:	50%
LANDSCAPE TREE SHADING:	20%
HARDSCAPE TREE SHADING:	20%
SHEEHY SCREEK SETBACK:	35'
LANDSCAPE SETBACKS	
FRONT, REAR, SIDE YARDS:	45' (adjacent to highway 29) and 25' (other streets), 10', 10'
LANDSCAPING COVERAGE:	21%
LANDSCAPING COVERAGE PROVIDED:	± 39,738 SF



26' WIDE FIRE APPARATUS ROAD

FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

LEGEND

PRELIMINARY SITE PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

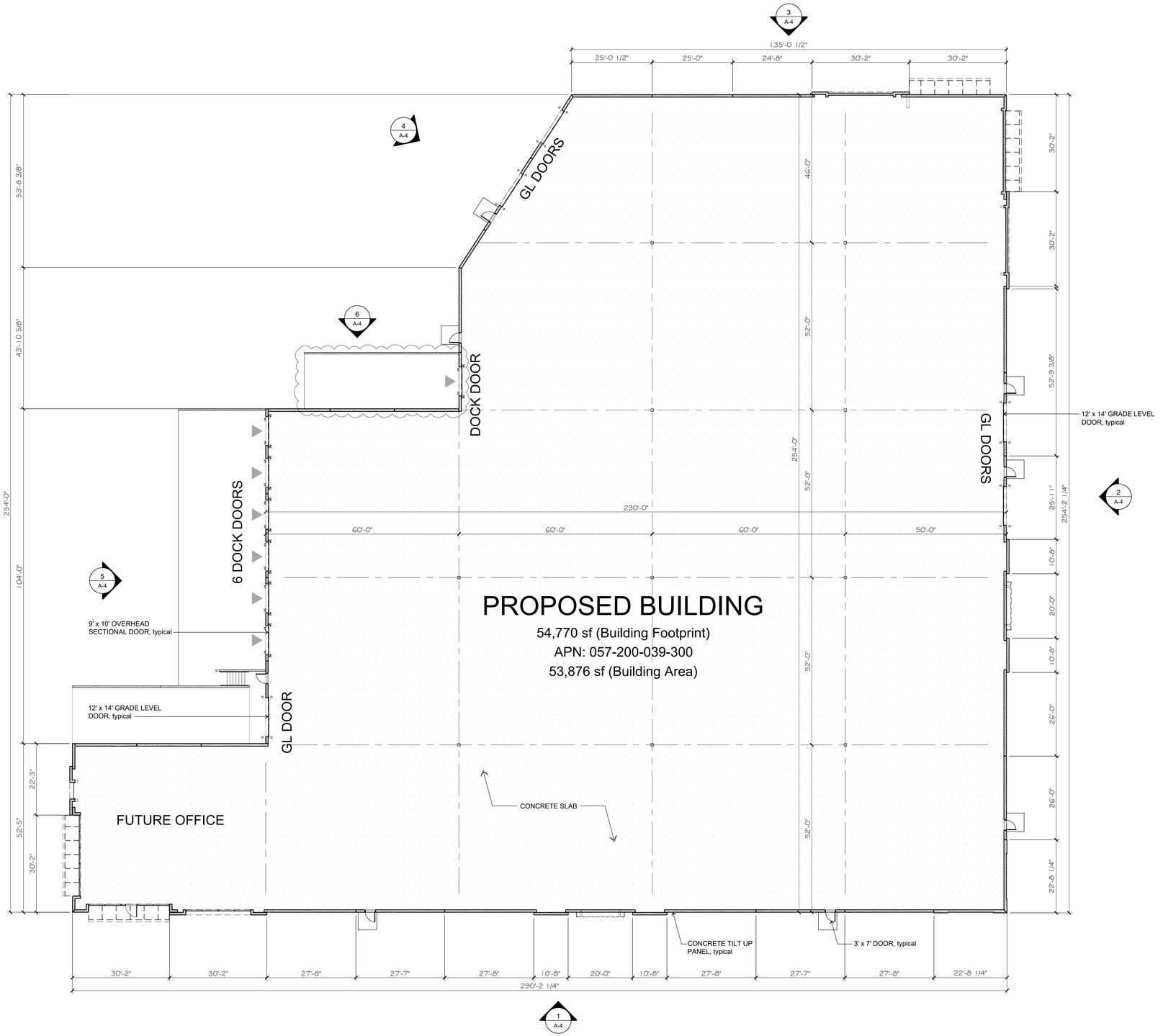
SCALE: 1" = 40'

A-2

Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN HAUGEN DEVELOPMENT

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FLOOR PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

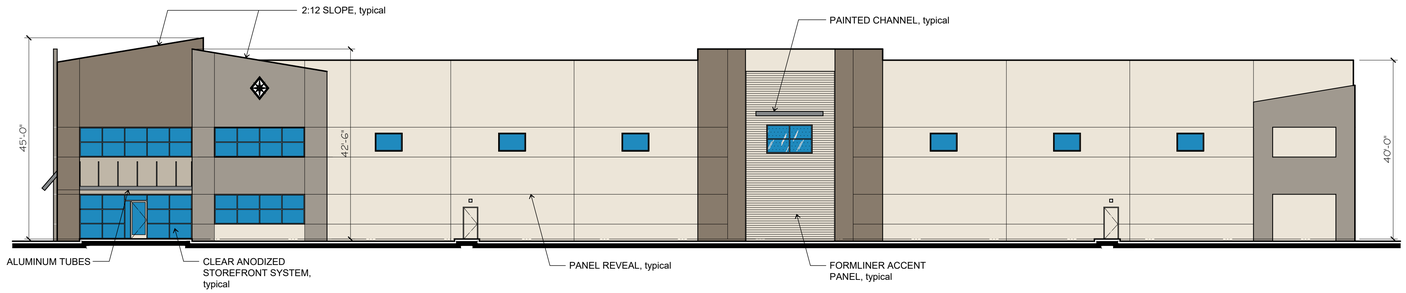
SCALE: 1/16" = 1'-0"

A-3

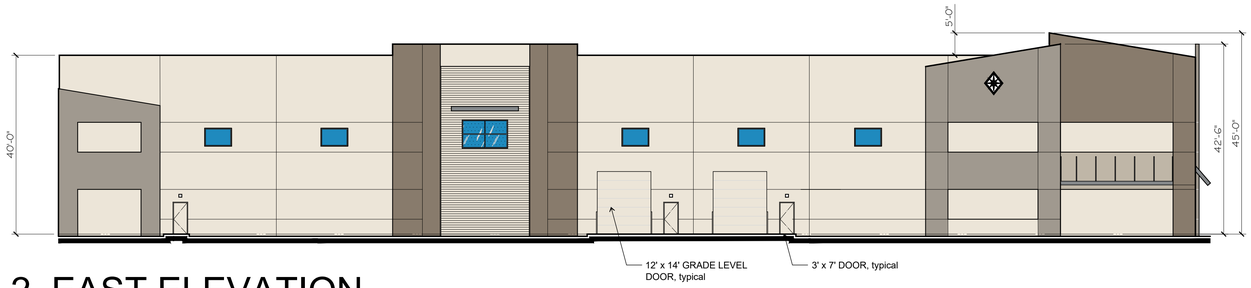
Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN HAUGEN DEVELOPMENT

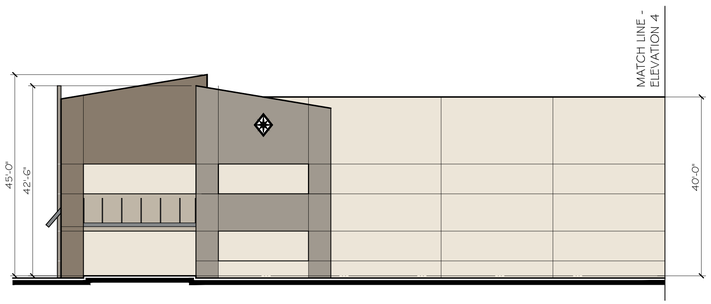
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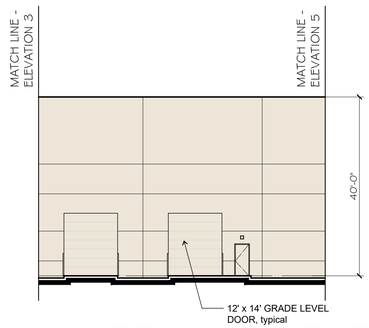
1. SOUTH ELEVATION



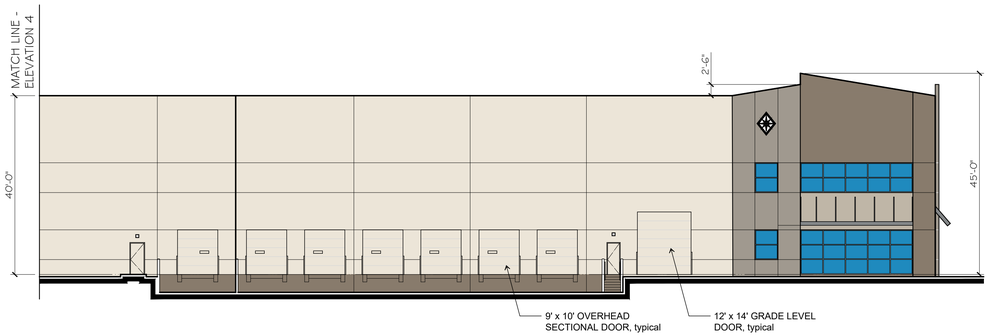
2. EAST ELEVATION



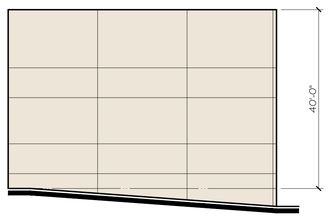
3. NORTH ELEVATION



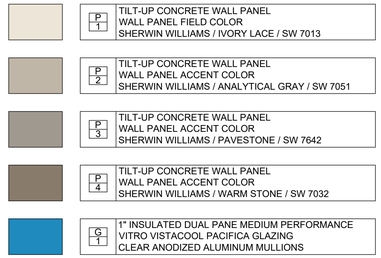
4. NORTHWEST ELEVATION



5. WEST ELEVATION



6. NORTH ELEVATION



LEGEND

EXTERIOR ELEVATIONS

Revised - 30 August 2024

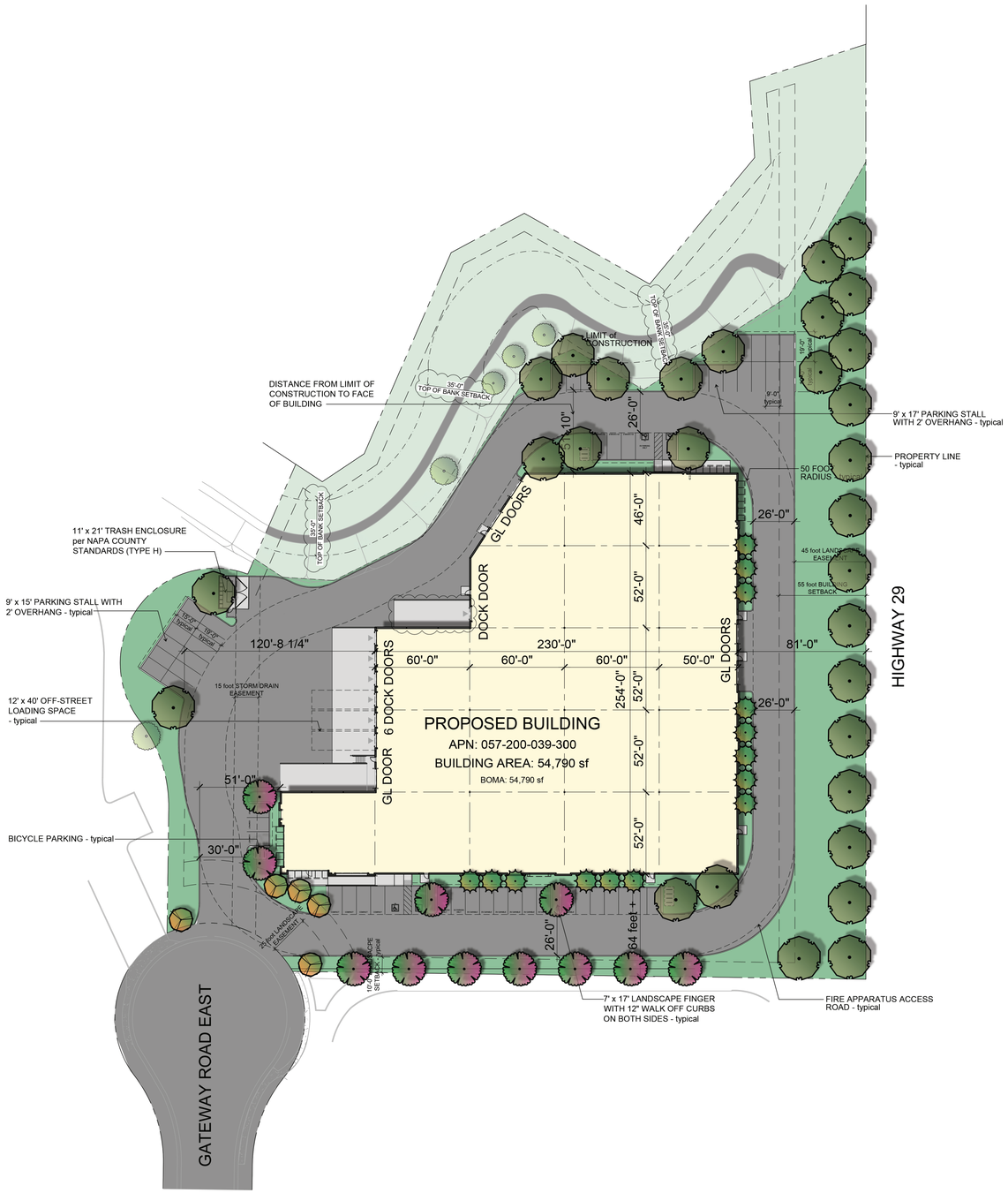
Gateway Road
Napa County, California

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN HAUGEN DEVELOPMENT

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PRELIMINARY SITE PLAN

Revised - 21 February 2025

Gateway Road
Napa County, California

SCALE: 1" = 40'

A-5

Carlile Coatsworth architects
18650 MacArthur Boulevard - Suite 250 - Irvine, CA 92612 - Phone: (949) 833-1930

PHELAN HAUGEN DEVELOPMENT

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“I”

NVBPSP Area Wineries

NAPA VALLEY BUSINESS PARK SPECIFIC PLAN AREA WINERIES

Winery	Status	Address	Multi-tenant Building	Site Area (acres)	Floor Area (sq. ft.)	Production (gallons/year)	Tours & Tastings (visitors/week)	Tours & Tastings (visitors/year)	Annual Marketing Events	Annual Marketing Attendance
Sawyer Cellars	Operating	759 Technology Way	Yes	3.1	3,859	10,000	56	2,912	6	300
Black Cat Winery	Operating	194 Camino Oruga	Yes	1.67	3,350	12,500	140	7,280	4	120
Leaf and Vine Winery	Operating	190 Camino Oruga	Yes	1.67	3,899	18,500	135	7,020	6	200
Peju Winery	Approved	210 Camino Oruga	No	1.07	12,800	20,000	2	104	None approved	None approved
Rocca Winery	Approved	129 Devlin Road	No	1	6,700	20,000	224	11,648	216	10,800
Busby Winery	Approved	455 Technology Way	No	1.28	18,162	50,000	None approved	None approved	None approved	None approved
Spelletich Winery	Operating	425 Gateway Road East	Yes	2.2	7,300	60,000	None approved	None approved	None approved	None approved
Bourassa Winery / Holman Cellars	Operating	190 Camino Oruga	Yes	1.67	9,604	60,000	45	2,340	10	500
Farm Collective Winery	Operating	394-396 Devlin Rd	Yes	2.3	13,865	80,000	210	10,920	13	1,300
Rudd Winery	Approved	Sheehy Court/Devlin Road	No	2.5	34,510	120,000	None approved	None approved	None approved	None approved
Rombauer Vineyards	Operating	615 Airpark Rd	No	1.8	26,098	120,000	None approved	None approved	None approved	None approved
Wilkinson/Bin to Bottle Custom Crush	Operating	122 Camino Oruga	No	3.5	48,250	250,000	None approved	None approved	None approved	None approved
Wilkinson Winery (Bin to Bottle)	Operating	110 Camino Oruga	No	1.2	13,000	310,000	None approved	None approved	12	400
Gateway Partners Winery	Approved	501 Gateway Drive	No	13.1	80,200	400,000	None proposed	None proposed	None proposed	None proposed
Soscol Creek Winery	Approved *	1055 Soscol Ferry Road	No	10.32	66,388	600,000	100	5,200	208	2,600
Rang Dong Winery	Operating	3 Executive Way	No	7.22	70,418	600,000	50	2,600	3	600

NAPA VALLEY BUSINESS PARK SPECIFIC PLAN AREA WINERIES

Winery	Status	Address	Multi-tenant Building	Site Area (acres)	Floor Area (sq. ft.)	Production (gallons/year)	Tours & Tastings (visitors/week)	Tours & Tastings (visitors/year)	Annual Marketing Events	Annual Marketing Attendance
Gateway Winery	Approved	Technology Way/Morris Court	No	11.1	261,000	600,000	200	10,400	36	9,000
Safe Harbor 3	Approved	665 Napa-Vallejo Hwy	No	12.5	49,110	850,000	None proposed	None proposed	None proposed	None proposed
Rombauer Vineyards	Operating	601 Airport Road	No	5.95	108,000	1,200,000	None approved	None approved	None approved	None approved
Barrel Ten Quarter	Operating	33 Harlow Court	No	3.65	96,200	43,000,000	70	3,640	36	4,800
Gatway East Winery	Operating	Gateway Road East	No	5.52	86,393	230,000	210	10,920	13	1,300

* Napa Vault Self-Storage approved 10/5/16 (P14- 00296); Winery Use

Gatway 24	**Proposed**	**Gateway Road East**	**No**	**4.33**	**54,790**	**250,000**	None proposed	None proposed	None proposed	None proposed

“J”

Correspondence

Docusign Envelope ID: 826B8C22-AB3F-4A3B-BA0B-FAF9E3C9487D

YOCHA DEHE
CULTURAL RESOURCES

May 23, 2025

Napa City
Attn: Wendy Atkins, Planner II
1195 Third Street, Suite 210
Napa, CA 94559

RE: Napa Gateway 24 Project P24-00134 YD-05012025-01

Dear Ms. Atkins:

Thank you for the project notification dated, April 24, 2025, regarding cultural information on or near the proposed Napa Gateway 24 Project P24-00134. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the study and concluded that the project is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. Yocha Dehe Wintun Nation highly recommends including cultural monitors during development and ground disturbance.

To setup a monitoring agreement, please contact:

Eric Hernandez, Site Protection Manager
Yocha Dehe Wintun Nation
Phone: (530) 723 - 3313
Email: ehernandez@yochadehe.gov

Please refer to identification number YD-05012025-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

Signed by:
Yvonne Perkins
8DD0BD089ED6438...

Tribal Historic Preservation Officer Yocha Dehe Wintun Nation

From: MeetingClerk
To: Atkins, Wendy
Subject: FW: Napa County Notice of Planning Commission Hearing & Notice of Intent to Adopt a Mitigated Negative Declaration
Date: Thursday, July 3, 2025 9:52:25 AM

Please see below.

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Thursday, July 3, 2025 9:11 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County Notice of Planning Commission Hearing & Notice of Intent to Adopt a Mitigated Negative Declaration

[External Email - Use Caution]

NO. Enough huge wineries
Sent from my iPhone

> On Jul 3, 2025, at 8:57 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:
>
> *GATEWAY 24 NAPA WINERY – USE PERMIT #P24-00134*
>
> Kind Regards,
>
> <image001.png>
>
> **Napa County – Meeting Clerk - AV**
> Planning, Building, & Environmental Services
> Napa County
> **Phone:** 707-253-4417
> Email: meetingclerk@countyofnapa.org
> 1195 Third Street, Suite 210
> Napa, CA 94559
> **www.countyofnapa.org**
>
> CONFIDENTIALITY NOTICE: This email message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient of the message, please contact the sender immediately and delete this message and any attachments. Thank you.
>
> <P24-00134 Gateway 24 Napa.pdf>

Docusign Envelope ID: D571F116-912C-4337-AEB4-9299911304BE

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

July 17, 2025

Wendy Atkins, Planner II
Napa County
1195 Third Street, Suite 210
Napa, CA 94559
Wendy.Atkins@countyofnapa.org

Subject: Gateway 24 Napa, New Winery Use Permit, P24-00134, Initial Study/Mitigated Negative Declaration, SCH No. 2025060897, Napa County

Dear Ms. Atkins:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from Napa County for the Gateway 24 Napa, New Winery Use Permit, P24-00134 (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

CDFW is submitting comments on the IS/MND to inform Napa County (Napa), as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Lake and Streambed Alteration (LSA) Program, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Gateway 24 Napa, LLC

Objective: The Project is limited to construction of a 54,790-square-foot winery facility building including areas for wine production, storage, and office, and the following:

- Installation of a parking area with parking for fifty-five vehicles, including four accessible spaces and three electric vehicle charging stations; and
- Construction of a new driveway on Gateway Road East.

Docusign Envelope ID: D571F116-912C-4337-AEB4-9299911304BE

Location: The Project is located on a 4.33-acre lot located at the terminus of Gateway Road East bordered by Hwy 29 to the east and Sheehy Creek to the north, at approximately 38.22661°N, -122.25916°W, Assessor's Parcel No. 057-200-039, Napa, CA 94558.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed or candidate species under CESA either during construction or over the life of the Project. **The Project has the potential to impact Swainson's hawk (SWHA; *Buteo swainsoni*), a CESA listed as threatened species, and burrowing owl (BUOW; *Athene cunicularia*), a CESA candidate species. Thank you for including mitigation measures for SWHA and BUOW, including protocol surveys and obtaining an ITP if take of SWHA or BUOW cannot be avoided; CDFW recommends an additional mitigation measure for any SWHA foraging habitat impacts below.** Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065.). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

I. Mitigation Measure and Related Impact Shortcoming

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MANDATORY FINDING OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?

COMMENT 1: Swainson's Hawk Foraging Habitat

Issue: Any nesting SWHA within 0.25 miles of the Project site may use the existing Project site for foraging habitat, however the IS/MND does not include a mitigation measure for potential substantial loss of foraging habitat. Thank you for including in the IS/MND Mitigation Measure BIO-1 for nesting SWHA protocol surveys. Citing the *CDFW Memorandum Staff Report regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFW 1994), the IS/MND page 10 states that because the Project site is less than five acres in size, surrounded by urban development, and not located within 0.25 miles of an active SWHA nest, SWHA foraging habitat mitigation is not required. However, as the Project will be surveying for SWHA according to Mitigation Measure BIO-1, an active SWHA nest may be detected within 0.25 miles.

Specific impacts, why they may occur and be potentially significant: In 2016, CDFW released a Status Review for SWHA in California and recommended the species retain its status as threatened under the CESA (CDFW 2016). The review states there is no indication the species has reoccupied its historical range and the distribution of SWHA remains largely unchanged and restricted. Additionally, the review cites that the **primary threat** to SWHA continues to be habitat loss, **especially the loss of suitable foraging habitat.** If loss of foraging habitat for SWHA nesting near the Project is not mitigated, the Project may substantially reduce the number or restrict the range of a threatened species is species, which is considered a Mandatory Finding of Significance pursuant to CEQA Guidelines section 15065, subdivision (a)(1).

Recommended mitigation measure: To reduce potential impacts to SWHA to less-than-significant, CDFW recommends **adding** the following requirements to Mitigation Measure BIO-1.

Mitigation Measure BIO-1a (Swainson's Hawk Foraging Habitat Mitigation): If, prior to Project construction activities, nesting SWHA are detected within 0.25 miles of the Project site, impacts to SWHA foraging habitat shall be quantified by a qualified biologist based on the final Project design plans, and the Project shall obtain written acceptance of the acreage of foraging habitat impacts from CDFW. Prior to Project construction, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) purchase of SWHA foraging habitat

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credits at a CDFW-approved mitigation bank, unless otherwise approved in writing by CDFW.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to CNDDB. The CNDDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Draft Mitigation Monitoring and Reporting Program

Docusign Envelope ID: D571F116-912C-4337-AEB4-9299911304BE

ec: Office of Planning and Research, State Clearinghouse No. 2025060897

REFERENCES

CDFW. 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California. State of California Natural Resources Agency, Sacramento, CA. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83992&inline

CDFW. 2016. Status Review: Swainson's Hawk (*Buteo swainsoni*) in California, reported to the California Fish and Game Commission, five-year status report. State of California Natural Resources Agency, Sacramento, CA. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=133622&inline

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ATTACHMENT

Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Biological Resources (BIO)			
Mitigation Measure (MM)	**Description**	**Timing**	**Responsible Party**
BIO-1a	Swainson's Hawk Foraging Habitat Mitigation: If, prior to Project construction activities, nesting SWHA are detected within 0.25 miles of the Project site, impacts to SWHA foraging habitat shall be quantified by a qualified biologist based on the final Project design plans, and the Project shall obtain written acceptance of the acreage of foraging habitat impacts from CDFW. Prior to Project construction, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) purchase of SWHA foraging habitat credits at a CDFW-approved mitigation bank, unless otherwise approved in writing by CDFW.	Prior to Ground Disturbance	Project Applicant

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Main: (707) 253-4417

Brian D. Bordona
Director

MEMORANDUM

To:	Planning Commission	From:	Wendy Atkins, Planner II
Date:	July 31, 2025	Re:	Gateway 24 Napa, New Winery Use Permit P24-00134-UP

The purpose of this memorandum is to provide revised Recommended Conditions of Approval, which address the recommendations of the Department of Fish and Wildlife related to Condition of Approval 7.4, Mitigation Measure BIO-1. Changes are shown in underline and strikethrough.

PLANNING COMMISSION HEARING – AUGUST 6, 2025
~~DRAFT~~ RECOMMENDATED CONDITIONS OF APPROVAL

GATEWAY 24 NEW WINERY
USE PERMIT APPLICATION NUMBER P24-0134
TERMINUS OF GATEWAY ROAD EAST BORDERED BY HWY 29 TO THE EAST AND SHEEHY CREEK TO THE NORTH
APN 057-200-039

This permit encompasses and shall be limited to the project commonly known as Gateway 24 New Winery Use Permit, located at the terminus of Gateway Road East bordered by Hwy 29 to the east, and Sheehy Creek to the north. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 Approval of a Use Permit for a 250,000 gallon per year winery including a to allow the following:

- a. construction of a 54,790 sq. ft one-story concrete tilt-up winery building for production, storage, and office areas;
- b. installation of a parking area with fifty-five (55) parking spaces, including four (4) accessible spaces and three (3) electric vehicle charging stations;
- d. construction of a new driveway on Gateway Road East;
- f. hours of operation (6 a.m. to 8 p.m. Monday through Sunday);
- g. six full-time employees during non-harvest and 15 full-time employees during harvest;
- h. connection to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

1.2 Approval of a variation to the development regulations of Napa Valley Business Park Specific Plan (NVBPSP) to increase the building height from 35-feet to a maximum of 45-feet.

The winery building shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.2 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 – 6:00pm). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street Standards. Parking shall be limited to approve parking spaces only and shall not occur along access or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

4.5 TENANCY CHANGE

a. Any future change of tenancy within the structure shall require administrative review and approval by the PBES Department prior to occupancy. The permittee shall provide the PBES Department with a written profile of the proposed tenant, including name, present address, phone number, description of proposed use, employees, a list of any hazardous materials, and any other information deemed necessary by the PBES Department. The permittee shall also provide a detailed floor plan of the entire structure identifying the location and square footage of all uses within the structure prior to any new tenancy.

b. Parking based on the use of the tenant/building shall be provided in compliance with the Napa Valley Business Park (NVBP) prior to issuance of a Final Certificate of Occupancy. Parking shall be provided in accordance with the NVBP upon any change of use and/or tenancy, subject to review and approval by the PBES Director. The installation of parking may be deferred until such time as building tenancy requires, subject to review and approval by the PBES Director. Additional landscaping shall be provided in place of any deferred parking spaces.

4.6 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.7 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized events allowed per COA No. 1.0 above.

4.8 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.9 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.

b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.

c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.10 NO TEMPORARY SIGNS
Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.11 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division operational conditions as stated in their Memorandum dated October 21, 2024.

b. Environmental Health Division operational conditions as stated in their Memorandum dated April 17, 2025.

c. Department of Public Works operational conditions as stated in their Memorandum dated October 29, 2024.

d. Fire Department operational conditions as stated in their Inter-Office Memo dated July 26, 2024.

e. City of American Canyon operational conditions as stated in their "will serve" letter dated November 15, 2024.

f. Napa Sanitation District "will serve" letter, dated April 4, 2025, and conditions of approval, dated June 25, 2024.

g. Federal Aviation Administration operational conditions as stated in their letters dated February 10, 2025, and March 4, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.12 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.13 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

a. Winery Operations
   1. There shall be no tours and tastings or marketing events unless a modification to this use permit is approved by the County.
   2. Retail sales of wine shall be permitted as set forth in the County Code.
   3. Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.
   4. No winery facilities, or portions thereof, including, without limitation, any barrel storage areas, warehousing, or office space, shall not be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

b. Greenhouse Gas Best Management Practices

1. In conjunction with building permit application submittal, the Permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices measures submitted with the project application shall be addressed through project construction and/or implemented through business operations.
2. In conjunction with building permit application submittal, the Permittee shall not include natural gas appliances or natural gas plumbing within the building.
3. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CAL Green Tier 2.

4.14 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated October 21, 2024.

b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated April 17, 2025.

c. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated October 29, 2024.

d. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated July 26, 2024.

e. City of American Canyon operational conditions as stated in their "will serve" letter dated November 15, 2024.

f. Napa Sanitation District "will serve" letter, dated April 4, 2025, and conditions of approval, dated June 25, 2024.

g. Federal Aviation Administration operational conditions as stated in their letters dated February 10, 2025, and March 4, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

d. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6 inch raised concrete curb. The irrigation

system shall utilize reclaimed water. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 feet, and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.

e. The irrigation system shall utilize reclaimed water when it is made available in the vicinity. Any undeveloped portion of the property shall be hydro-seeded or an approved equivalent and permanently maintained.

6.5 COLORS

Exterior finishes and colors of the building, roof, parking lot and walkways shall be subject to approval by the Planning Division in conjunction with building permit review and/or prior to painting. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

6.7 MECHANICAL EQUIPMENT

a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.

b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.

d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES

a. The permittee shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The PBES Director shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.

b. The permittee shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials generated by the development. These areas shall be located adjacent to trash enclosures when practical. All recyclable materials areas shall be accessible by collection vehicles. The PBES Director shall approve the design and location of each collection and loading area.

6.9 BICYCLE PARKING

Bicycle parking areas shall be provided at a ratio of one bicycle parking space for every 25 employees, as applicable. At least one bicycle parking space shall be provided.

6.10 CONSTRUCTION CRANES

Any crane used in the construction of the phases shall be lighted and have flags for improved visibility from aircraft; no crane shall exceed 80 feet in height without first obtaining the Federal Aviation Administration's express approval.

6.11 AIRCRAFT OVERFLIGHT EASEMENT

Upon building permit submittal, the permittee shall submit verification that an aircraft overflight easement has been recorded on the property that provides for the right of aircraft operation, overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke which could interfere with aircraft operations.

6.12 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of

numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.13 HISTORIC RESOURCES **[RESERVED]**

6.14 DEMOLITION ACTIVITIES **[RESERVED]**

6.15 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project.

a. Mitigation Measure BIO-2 – No more than two weeks prior to the commencement of ground-disturbing activities, a Qualified Biologist shall perform surveys for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW. Surveys will encompass individual turtles and nest sites. An additional survey shall occur no more than 48 hours prior to Project activities. If a pond turtle or nest site is detected at any time, CDFW shall be notified immediately. Survey results shall be submitted to CDFW and to Planning, Building & Environmental Services prior to construction activities. All western pond turtles observed on-site shall be avoided and allowed to leave the Project activity area of their own volition or may be relocated with prior written approval from CDFW. Any turtle nest sites shall be avoided with an appropriate buffer identified by a Qualified Biologist and accepted in writing by CDFW. [insert measure]

   Method of Monitoring: The permitted shall have a survey for western pond turtles within aquatic and upland habitat at the Project, unless otherwise approved in writing by CDFW completed no more than two weeks prior to the commencement of ground-disturbing activities. An additional survey shall occur no more than 48 hours prior to Project activities. The survey results shall be provided to the Napa County Planning, Building & Environmental Services.

   Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

b. Mitigation Measure CUL-1 - Prior to ground disturbance activities on site, the project sponsor shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEA)] for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology and the site protection manager for the Yoche

Dehe Wintun Nation tribe. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do an who to contact if any potential cultural resources or tribal cultural resources are encountered. Furthermore, the project sponsor shall sign the Cultural Sensitivity Training Agreement submitted by the Yoche Dehe Wintun Nation and deliver copes to the Napa County Planning, Building, & Environmental Services Department for the administrative file.

Method of Monitoring: The project sponsor/permittee shall coordinate with the Yoche Dehe Wintun Nation to ensure that the WEAP is completed prior to any construction activities, including signing the Cultural Sensitivity Training Agreement. Verification that the WEAP has been conducted shall be provided to the Napa County Planning, Building & Environmental Services Department. In the event any previously undiscovered resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with condition of approval 7.2 Archeological Finding.

Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

6.16 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.17 FINAL MAPS **[RESERVED]**

6.18 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Temporary construction fencing shall be placed along the Sheehy Creek conservation easement prior to any earth disturbing activities. The location of the fencing shall be identified on the construction site plan and Civil drawings submitted for building permit review. The fencing may be temporarily removed during construction of the stormdrain outfall into Sheehy Creek.

b. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within the new building.

c. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

d. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Use Permit application shall be addressed through project construction and/or implemented through winery operation.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

d. STORM WATER CONTROL
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING
In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels

permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

Mitigation Measure BIO-1 - Swainson Hawk: If, prior to Project construction activities, nesting SWHA are detected within 0.25 miles of the Project site, impacts to SWHA foraging habitat shall be quantified by a qualified biologist based on the final Project design plans, and the Project shall obtain written acceptance of the acreage of foraging habitat impacts from CDFW. Prior to Project construction, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) purchase of SWHA foraging habitat credits at a CDFW-approved mitigation bank, unless otherwise approved in writing by CDFW.

If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If

active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Method of Monitoring: The permittee shall have a Swainson's hawk nesting survey completed prior to any construction activities scheduled to occur on the site from March 1 through September 30. The survey shall also be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline). The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services. In the event If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.
Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

b. Mitigation Measure BIO-3 – If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found; Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior

thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established;

Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

Method of Monitoring: The permittee shall have a preconstruction nesting bird survey completed prior to any construction activities scheduled to occur on the site from February 15 through August 31. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall: Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found. Establish a clearly marked no-disturbance buffer around the nest site. The survey results shall be provided to CDFW and the Napa County Planning, Building & Environmental Services.
Following the "clear and Grub" of the project site, and prior to the commencement of project-related trenching or grading, an Archaeologist who meets the Secretary or the Interior's Professional Qualifications Standards for archaeology conduct an updated survey. This shall be followed by Worker Environmental Awareness Program WEAP training for archaeological resources to be given to all construction personnel directly involved with project-related ground disturbance. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may found within the project site, and procedures to be followed in the event such resources are encountered.

Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

c. Mitigation Measure BIO-4: A qualified biologist shall conduct a habitat assessment and surveys for wintering burrowing owls prior to construction if construction starts during the burrowing wintering season (September 1

to January 31) Surveys shall be conducted if warranted based on the habitat assessment. The habitat assessment and surveys shall follow the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds) and the qualified biologist shall prepare a report documenting the survey results. The habitat assessment and surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 meters (1,640 feet) around the Project site pursuant to the above methodology. Habitat assessments and surveys shall occur each year of Project construction, as conditions may change annually and suitable refugia for burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.

Surveys for non-breeding burrowing owls shall be spread over four visits during the nonbreeding season (i.e., wintering), September 1 to January 31. Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 meters (1,640 feet). Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW.

If take of burrowing owl (BUOW) cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities commence. Take is likely to occur and the Project shall obtain an ITP if: 1) BUOW surveys of the Project site detect BUOW occupancy of burrows or burrow surrogates, or 2) there is sign of BUOW occupancy on the Project site within the past three years and habitat has not had any substantial change that would make it no longer suitable within the past three years. Occupancy means a site that is assumed occupied if at least one BUOW has been observed occupying a burrow or burrow surrogate within the last three years. Occupancy of suitable BUOW habitat may also be indicated by BUOW sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. If BUOW, or their burrows or burrow surrogates, are detected within 500 meters (1,640 feet) of the Project site during BUOW surveys, but not on the Project site, the Project shall consult with CDFW to determine if avoidance is feasible, or an ITP is warranted and shall obtain an ITP if deemed necessary by CDFW.

Method of Monitoring: The permittee shall have a wintering burrowing owl survey completed prior to any construction activities scheduled to occur on the site from September 1 through January 31. The survey results shall be provided to the Napa County Planning, Building and Environmental Services. In the event any burrowing owls are found to occur on-site construction activities will be scheduled to avoid nesting and breeding periods and consultation will be sought with CDFW to develop appropriate measures to reduce potential impacts to burrowing owls which may include preservation of potential foraging habitat.

Responsible Agency(ies): Planning Division, California Department of Fish and Wildlife

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

a. Prior to initial ground disturbance, the applicant shall enter into a Standard Monitoring Agreement (Agreement) with the Yocha Dehe Wintun Nation. The Agreement will ensure that a Tribal Cultural Advisor designated by the Tribe is onsite to oversee development and ground disturbance.

b. Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), potholing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code. **[Pre-WDO signs to be addressed specifically for each project.]**

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

Temporary construction fencing placed along the Sheehy Creek conservation easement shall be removed prior to final occupancy.