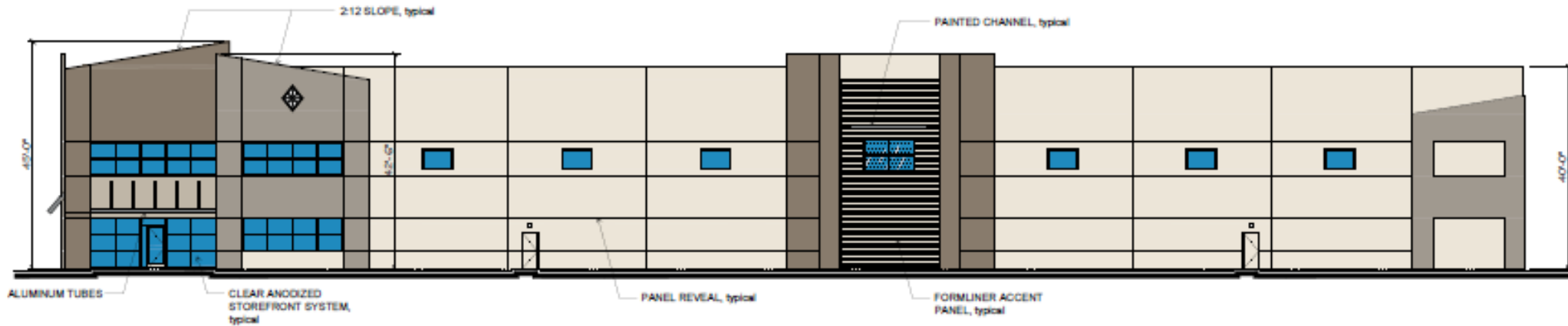


Planning, Building & Environmental Services

Gateway 24 Napa New Winery Use Permit NO. P24-00134-UP APN 057-200-039

Presented by Wendy Atkins



Presentation Agenda

- Existing Setting
- Use Permit Request
- Variation Request
- Project Analysis and CEQA Review
- Staff Recommendation
- Decision Making Options



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 project entitlement expired on January 18, 2014.



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 AGLU-114.1 regarding agriculturally zoned areas within these land use designations

APN: 057-200-039, Map Date: 06/18/25

Napa County Land Use Plan



Zoning Map

Existing Setting

Located at the terminus of Gateway Road East

4.33 acres

General Plan Designation: Industrial

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



Existing Setting

- 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.



Use Permit Request

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

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

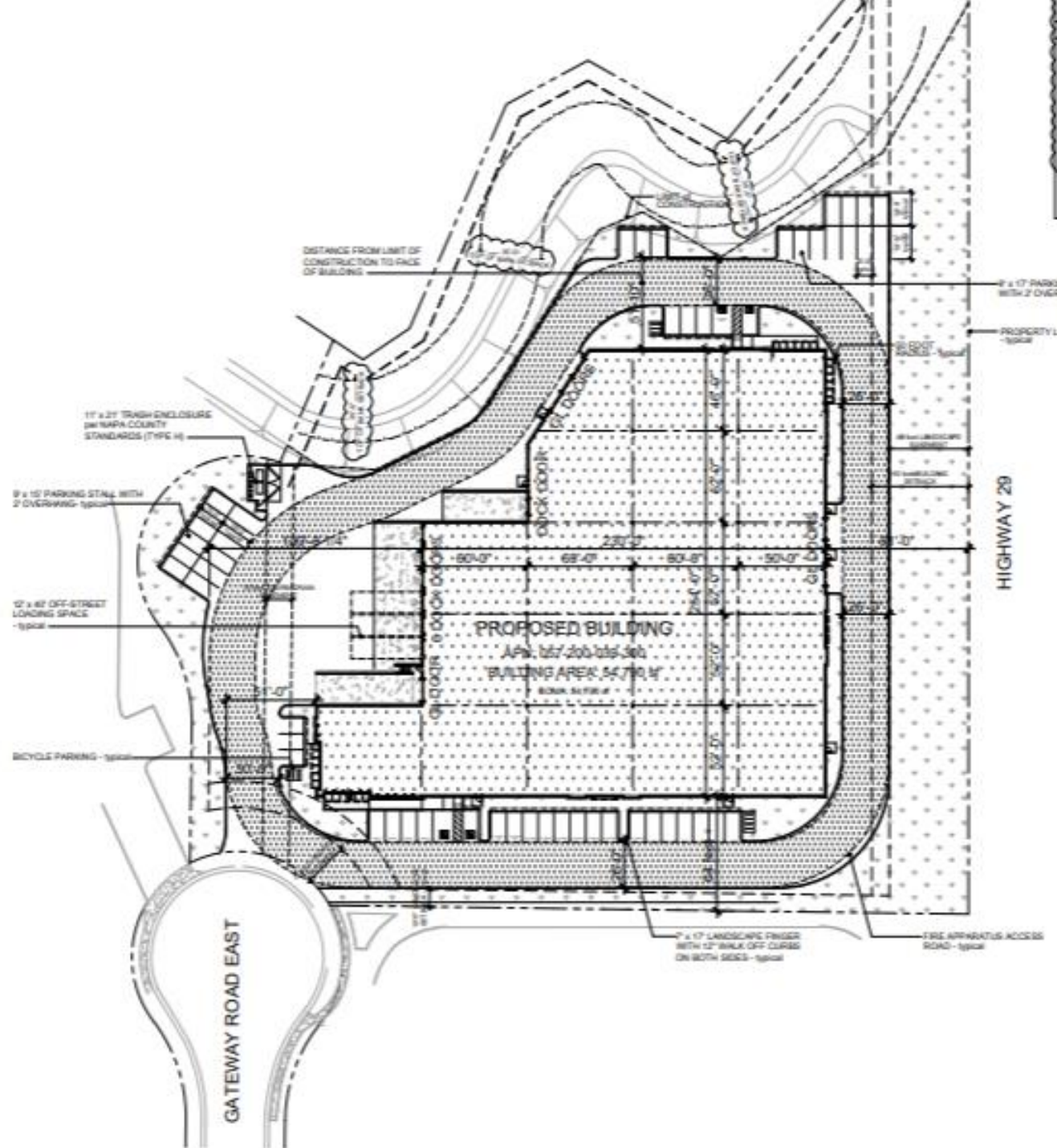


Variation Request

The request 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.

- A Federal Aviation Administration Determination of No Hazard to Air Navigation was provided 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 construction reaches its greatest height.
- The project was referred to the Airport Manager on April 23, 2025.

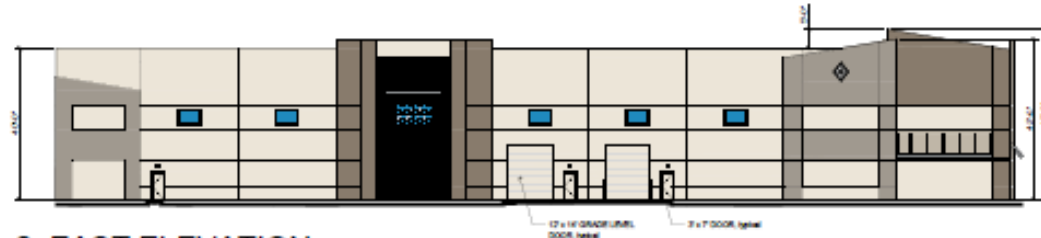




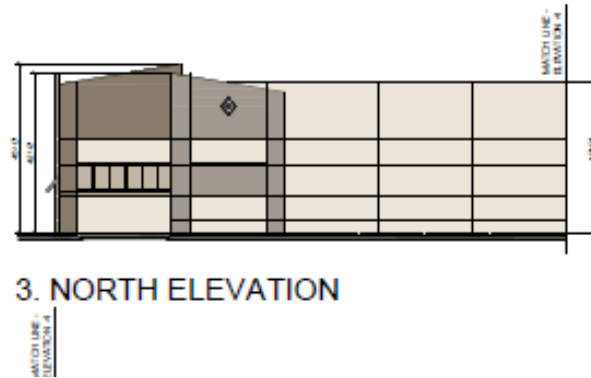
Site Plan



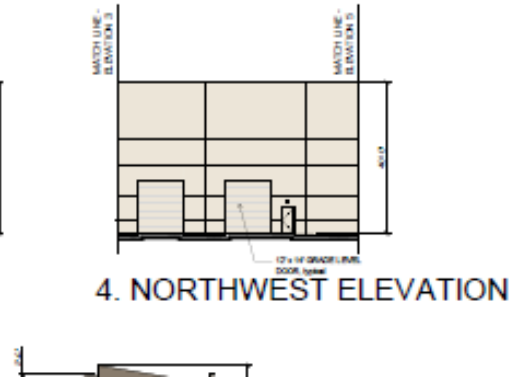
1. SOUTH ELEVATION



2. EAST ELEVATION



3. NORTH ELEVATION

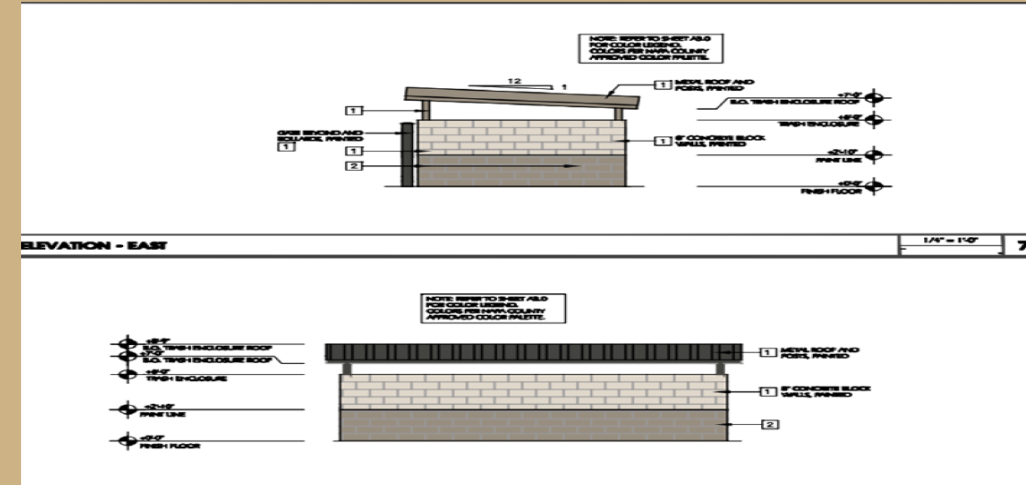
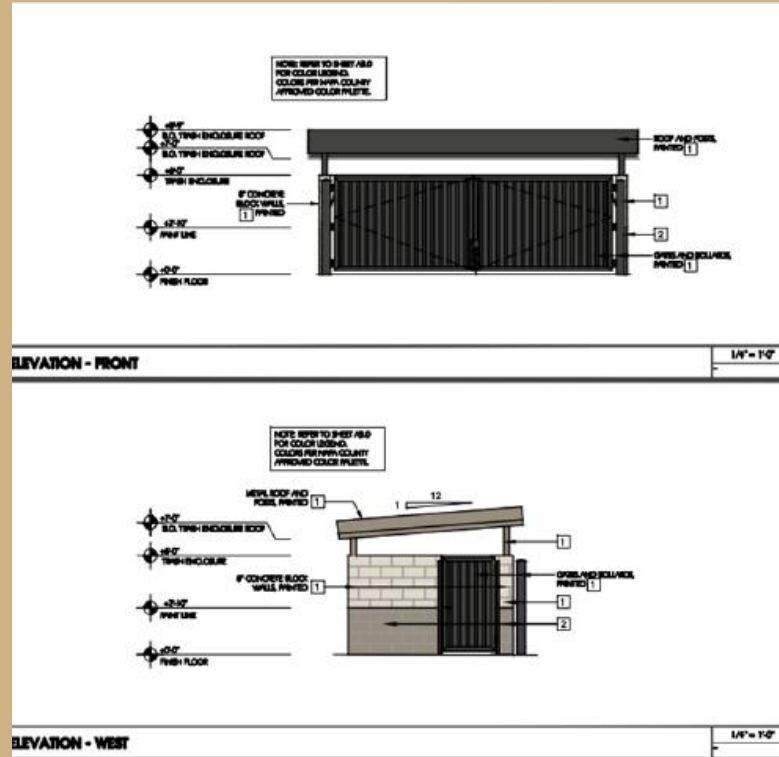


4. NORTHWEST ELEVATION

| | |
|--|---------------------------------------------------------------------------------------------------------|
| | TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR BERRAND WILLIAMS / TERRY LACEY / BAY TESS |
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LEGEND

Elevations



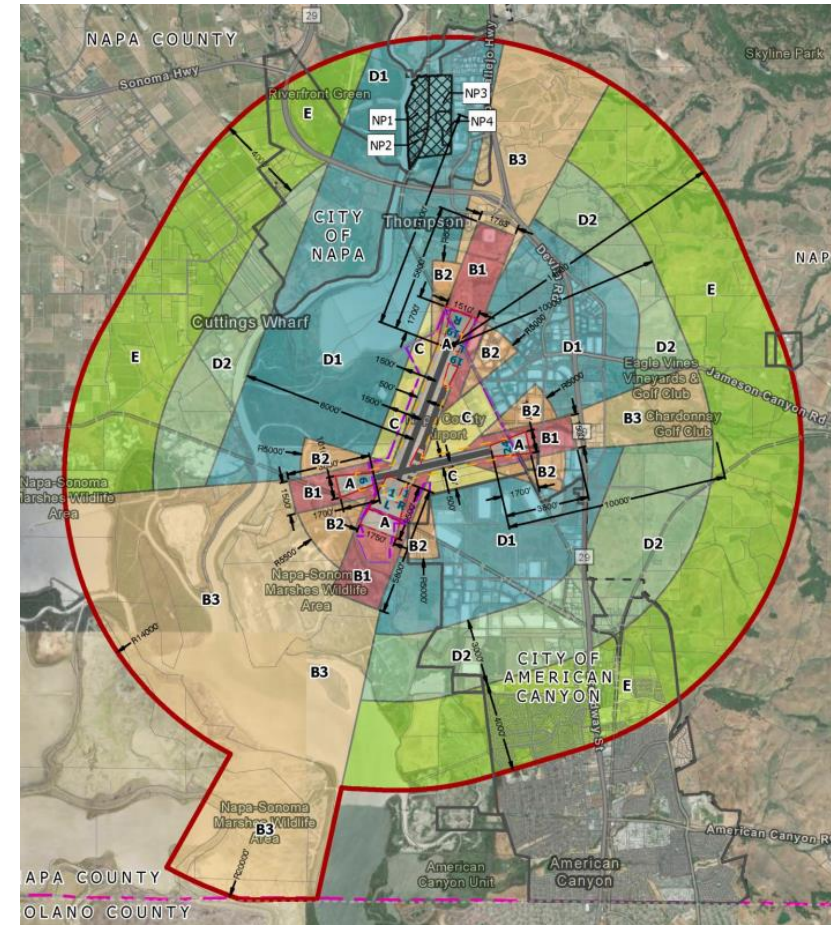
Elevations Trash Enclosure

Project Analysis

Airport Land Use Compatibility Plan

Consistency




Airport Compatibility Zone D1: Inner Traffic Pattern Zone - aircraft typically at or below 1,000-foot traffic pattern.



Project Analysis Airport Land Use Compatibility Plan Consistency

The proposed use of the building is normally compatible with the risk and noise impacts associated with properties within Zone D1. There is no limit on intensity (people per acre) in Zone D1. All aspects of the development have been designed to comply with these limitations.



| Intensity/Density Criteria ¹ | Compatibility Zones | | | | | | | | Intensity Criteria Interpretation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|------------|------------|---------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | A | B1 | B2 | B3 | C | D1 | D2 | E | |
| Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre) | 0 0 | 50 100 | 75 225 | 150 450 | 100 300 | 200 800 | 300 1200 | No limit | All nonresidential development shall satisfy both sitewide and single-acre intensity limits See Policy 3.4.1 for residential development density criteria; single-acre density limits do not apply |
| Sitewide Average Density (dwelling units/acre) | Residential Prohibited ² | | | | | | ≤0.2 or 10-25 | No limit | |
| Easement / Notification Requirement ³ | Aviation Easement | | | | | | RON | APD | |
| Land Use Category | Legend (see last page of table for interpretation) | | | | | | | | Additional Criteria |
| Multiple land use categories may apply to a project Land uses not specifically listed shall be evaluated using the criteria for similar uses Typical occupancy Load Factor (approx. # s.f./person) indicated for certain uses ⁴ |  |  | |  | | | | | Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone Numbers in yellow cells are Floor Area Ratios (FARs) based on typical occupancy load factor indicated for that use and average intensity limit indicated for zone |
| | Normally Compatible | Conditional | | Incompatible | | | | | |
| Industrial, Manufacturing, and Storage Uses | | | | | | | | | |
| Hazardous Materials Production and Storage (flammable, explosive, corrosive, or toxic); oil refineries, chemical plants ¹¹ | ● | | | | | | | | E: Allowed only if alternative site outside zone would not serve intended function; generation of steam or thermal plumes not allowed |
| Heavy Industrial ¹¹ | ● | | | | | | | | D1, D2, E: Bulk storage of hazardous materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft; generation of steam or thermal plumes not allowed |
| Light Industrial, High Intensity: food products preparation, electronic equipment, bottling plant ¹¹ [approx. 200 s.f./person] | | | | | 0.69 | 0.46 | 0.92 | 1.38 | B3, C, D1, D2: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft |
| Light Industrial, Low Intensity: machine shops, wood products, auto repair, cooperages, wineries (with limited tastings and events), low-intensity bottling facilities ¹¹ [approx. 350 s.f./person] | | | 0.40 | 0.60 | 1.21 | 0.81 | | | B1, B2, B3, C: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft |
| Research and Development Laboratories ¹¹ [approx. 300 s.f./person] | | | 0.34 | 0.52 | 1.03 | 0.69 | 1.38 | 2.07 | B1, B2, B3, C, D1, D2: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft B1: Locate structure max. distance from extended runway centerline where feasible |
| Indoor Storage: wholesale sales, distribution centers, warehouses, winery warehousing, mini/other indoor storage, barns, greenhouses ¹¹ [approx. 1,000 s.f./person] | | | 1.15 | 1.72 | | 2.30 | | | B1, B2, C: Ensure intensity criteria are met; ensure airspace obstruction does not occur |
| Outdoor Storage: public works yards, automobile dismantling | | | | | | | | | B1: Ensure intensity criteria are met; ensure airspace obstruction does not occur |
| Mining and Extraction | ● | | | | | | | | B1, B2, B3, C, D1, D2: Generation of dust clouds, smoke, steam plumes not allowed; ensure airspace obstruction does not occur |



Project Analysis Utilities

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.



Project Analysis

Greenhouse Gas Reduction Strategies

- The applicant intends to implement the following GHG reduction methods at the winery:
 - Install energy conserving lighting.
 - Install bicycle parking.
 - Connect to recycled water.
 - Install water efficient fixtures.
 - Implement low-impact development.
 - Install a water efficient landscape.
 - Install 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.



CEQA Analysis



Environmental Analysis

- 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. 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.

Public Comments



Two comments have been received regarding this proposed winery development project. 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 modification 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.



Staff Recommendation

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).



Decision-Making Options

Option 1: Approve Applicant's Proposal (Staff Recommendation)

- Discussion: This option would approve the use permit as conditioned.
- 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.



Decision-Making Options

Option 3: Deny Proposed Use Permit

- 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.

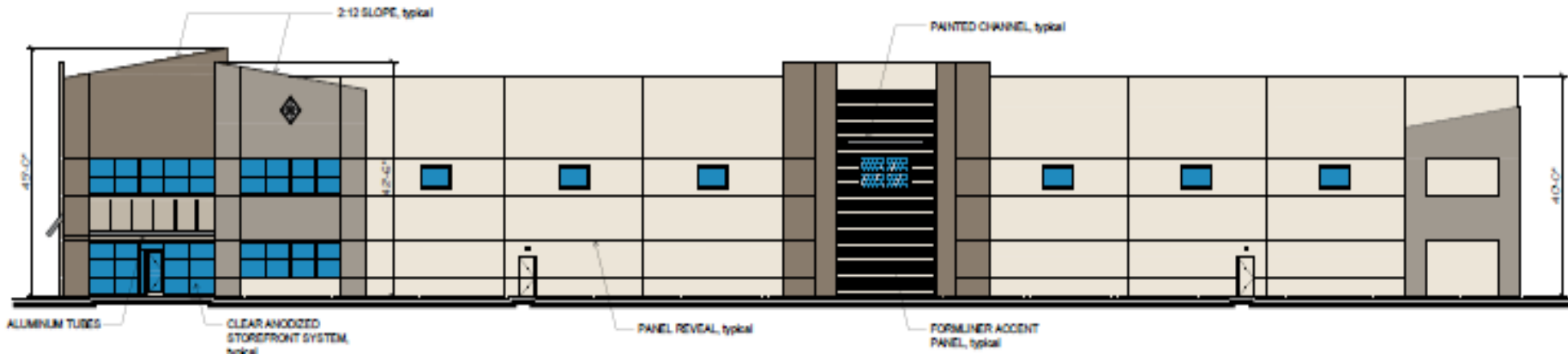


Thank you

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