

From: [mike hackett](#)
To: [Dameron, Megan](#); [Brunzell, Kara](#); [Parker, Michael](#)
Subject: Gateway 24 Use Permit
Date: Tuesday, August 5, 2025 10:39:23 PM

[External Email - Use Caution]

I sincerely apologize for this late entry, but when I got home late today from vacation, and reviewed the file on the above- mentioned item before the PC tomorrow, I felt compelled to comment. Many of the repetitive problems coming to you from the staff have, once again, reared their ugly heads.

I'm speaking of the county acting as the regulatory agency versus the lead agency. With the delineation that wetlands are nearby and also Sheehy Creek, both the Army Corps. Water Board and Dept of Fish and Wildlife should have been included in the finished packet. Their comments are mandatory as they are the environmental stewards in charge!

There's a storm drain that runs through the property and ends up, seemingly in Sheehy Creek. Fish and Wildlife should have reviewed this project before being presented to you commissioners. A Streambed Alteration Plan would have been required from the regulatory agency. None was included in the packet available for the citizen to review.

In reviewing comments from others, it was brought to my attention that the file lacks a "geotechnical report," and the processed water demand assumptions and wastewater calculations are out of balance.

This outlandish claim that an MND is appropriate when the use permit from 2012 for a business entity is OK today, for a 250,000 gallon winery is a violation of common sense. Obviously it is a very different use.

Please reject this application and send it back for additional work.

Once again, my humble apology for my tardiness. Please disseminate to all commissioners before the hearing tomorrow morning August 6, 2025.

Mike Hackett, President
Save Napa Valley Foundation
282 White Cottage Rd
Angwin, Ca 94508

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



August 4, 2025

SCH #: 2025060897
GTS #: 04-NAP-2025-00529
GTS ID: 36789
Co/Rt/Pm: Napa/29/4.953

Wendy Atkins, Planner II
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559

Re: Gateway 24 Napa Winery Project – Draft Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Wendy Atkins:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Gateway 24 Napa Winery Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the June 2025 Draft IS/MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would construct a new 54,790 square feet winery with 55 parking spaces on a 4.33-acre site within the Napa Valley Business Park Specific Plan Area. The project site is bordered by Sheehy Creek to the north and State Route (SR) 24 to the east.

Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory and the County of Napa's General Plan Policy Statement CIR-7. Per the IS/MND, this project is found to have a less than significant VMT impact and will additionally include a Transportation Demand Management (TDM) Plan.

Biological Resources

Please review and consider the following edits to the IS/MND and the Biological Assessment appendix:

Mitigation Measure Bio-1 (IS/MND page 11): We suggest updating the nesting season for Swainson's hawk to the period from March 15 to September 15 as this is the window used in California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration (LSA) and Incidental Take Permits (ITP). Additionally, the construction avoidance buffer is 0.25 per the language in CDFW LSA and ITP permits issued for projects in the area and should remain implemented until the nest is no longer active as determined by a qualified biologist or until the young fledge.

Mitigation Measure Bio-2 (IS/MND page 11): We suggest replacing "the 'clear and Grub' of the project site" with "vegetation removal" per language used in Caltrans specifications packages (SSP).

Biological Resources Discussion (IS/MND page 10): There does not appear to be any language discussing impacts to the bat habitat. It should be stated early that there would be no impact to potential bat roosting habitat.

Conclusions and Recommendations (Biological Assessment page 31): Consistent with our comment for Mitigation Measure Bio-1, we suggest updating the nesting season for Swainson's hawk to the period from March 15 to September 15 per the CDFW LSA and ITP.

Hydrology and Water Quality

The proposed project site is bordered by Sheehy Creek to the north, which flows under SR 29. The Office of Water Quality identified several potential pollutants of concern from the proposed project that may impact Sheehy Creek and SR 29. These include sediment, nutrients from landscaping fertilizers, trash and debris, and oil, grease, and heavy metals from vehicles and paving.

Potential impacts of the proposed project to Sheehy Creek include increased turbidity from sediment, nutrient loading (potential algal blooms), harm to aquatic life from reduced oxygen levels, and habitat disruption especially if runoff enters the waterway untreated.

Potential impacts of the project to SR 29 include pollutant accumulation on road shoulders or into roadside ditches and infrastructure damage. Potential erosion along road edges from poorly managed stormwater and water used during construction is a concern as site grading and excavation can release large amounts of sediment if not managed. Additionally, site development could alter stormwater flow and redirect

more water toward SR 29, which could overwhelm existing road drainage facilities and may result in roadway flooding or erosion.

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Please also consider the following measures to mitigate the potential impacts discussed above:

- Employ construction-phase controls, such as:
 - Silt fences, sediment basins, fiber rolls
 - Stabilized construction entrances
 - Minimizing the exposed soil area and duration
- Incorporate post-construction measures, such as:
 - Bioswales, rain gardens, vegetated filter strips
 - Permeable pavements to reduce run-off
 - Detention/retention basins to manage flow volume and rate
 - Oil-water separators and pollutant traps in storm drains
- Incorporate a buffer zone by maintaining a vegetated buffer along Caltrans Right-of-Way (ROW) and Sheehy Creek to filter runoff before it enters Caltrans ROW and the Creek.

Cultural Resources

Should construction activities within Caltrans' ROW take place in relation to this project, these mitigation measures shall be implemented if there is an archaeological discovery. If there is an inadvertent archaeological or burial discovery within Caltrans' ROW, please immediately contact the Caltrans Office of Cultural Resource Studies at (510) 847-1977. A staff archaeologist will evaluate the finds within one business day after contact. Caltrans requires review of any potential data recovery plans within Caltrans' ROW.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway ROW requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Wendy Atkins, Planner II

August 4, 2025

Page 5

Sincerely,

A handwritten signature in black ink, appearing to read "Yunseng Lu".

YUNSHENG LUO

Branch Chief, Local Development Review

Office of Regional and Community Planning

c: State Clearinghouse

Attached:

CDFW Permits

5. Building Setback/Landscaping - The NVBPS要求 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 abut 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, 8 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 proposes a drainage outfall into Sheehy Creek which would require a streambed alteration agreement from the California Department of Fish and Wildlife.

Gateway East Winery Hearing Packet page 5: drainage outfall would require LSAA

4. Building, Setbacks/Landscaping - The NVBPS要求 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 abut a street. The building is generally setback 52 to 79 feet from Gateway Road East, 10-feet from the west property line and 43-feet from the south 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.

5. Sheehy Creek - As noted above, the northerly property line of the site runs along the centerline 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 proposes a drainage outfall into Sheehy Creek which would require a streambed alteration agreement from the California Department of Fish and Wildlife.

Gateway 24 Winery Hearing Packet page 9: existing storm drain pipe

6. 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 abut nonindustrial 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. Because 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 upstairs mezzanine, office and tasting room) aggregate to 10,106 square feet of floor area which

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

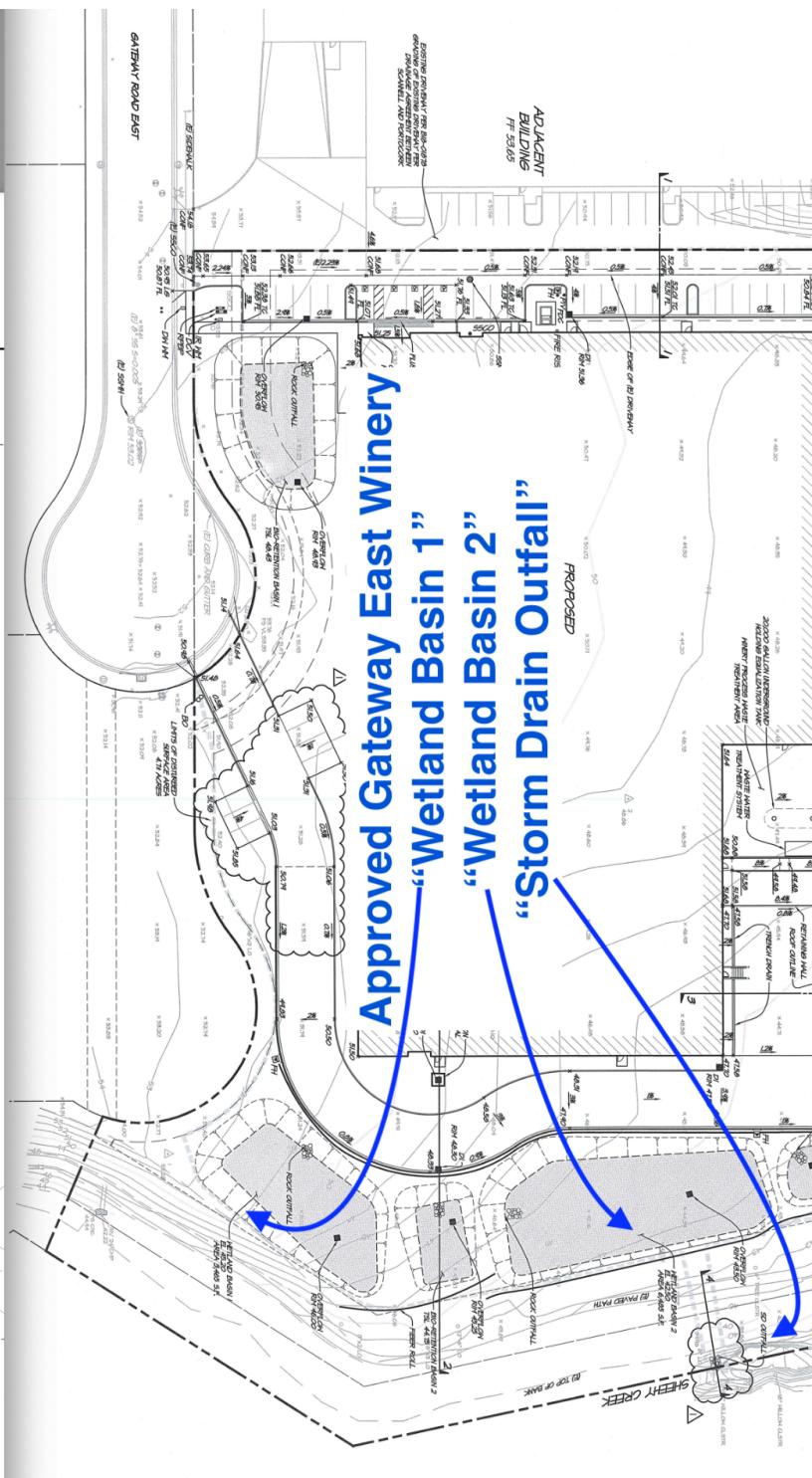
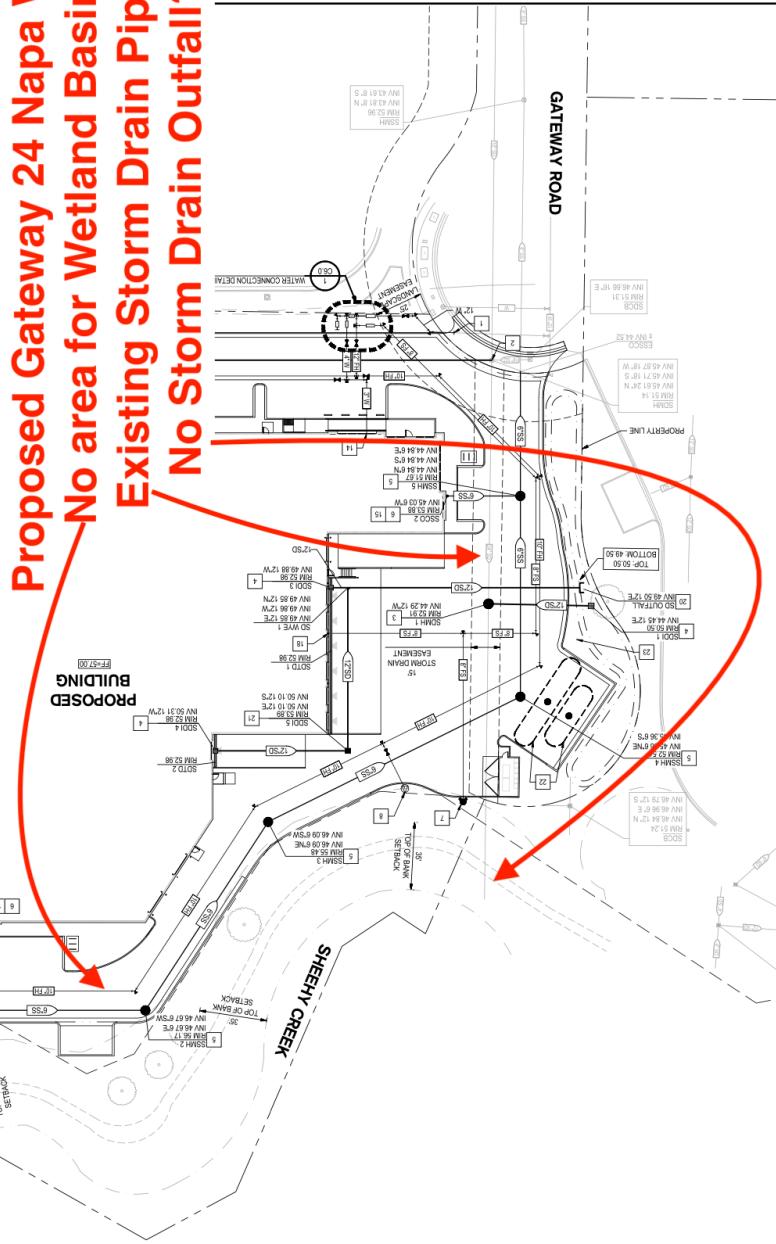
restoration/mitigation, landscaping, pedestrian/bicycle improvements, storm-water retention/detention facilities or similar uses that do not adversely affect habitat value, wildlife movement or flood water storage. The project connects to the existing storm drain pipe in the existing storm drain easement 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

Proposed Gateway 24 Napa Winery
No area for Wetland Basins?
Existing Storm Drain Pipe?
No Storm Drain Outfall?

County of Napa PRC 02/25/98 Agenda/Passed SHEA ROAD/GATEWAY 24 pg 3/32 8th H. Graphics CSU UTILITIES [No adj APNs, No in-line Storm Drain, No Easement No. Dates]

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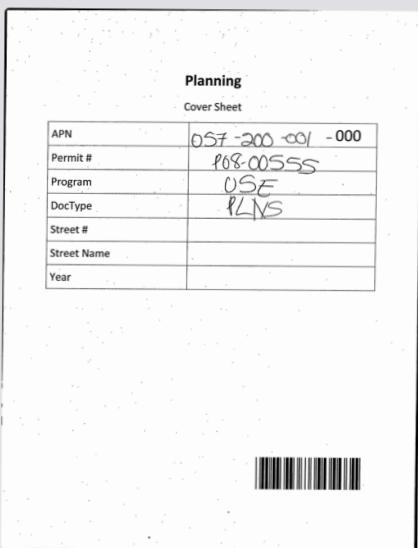


**GATEWAY EAST WINERY
GRADING PLAN AND SECTIONS**
NAPA COUNTY CALIFORNIA

03/04/2014 8-21-51AH DBeardley COPYRIGHT RSA+



EDR 057-200-001 is now -039 P08-00555...



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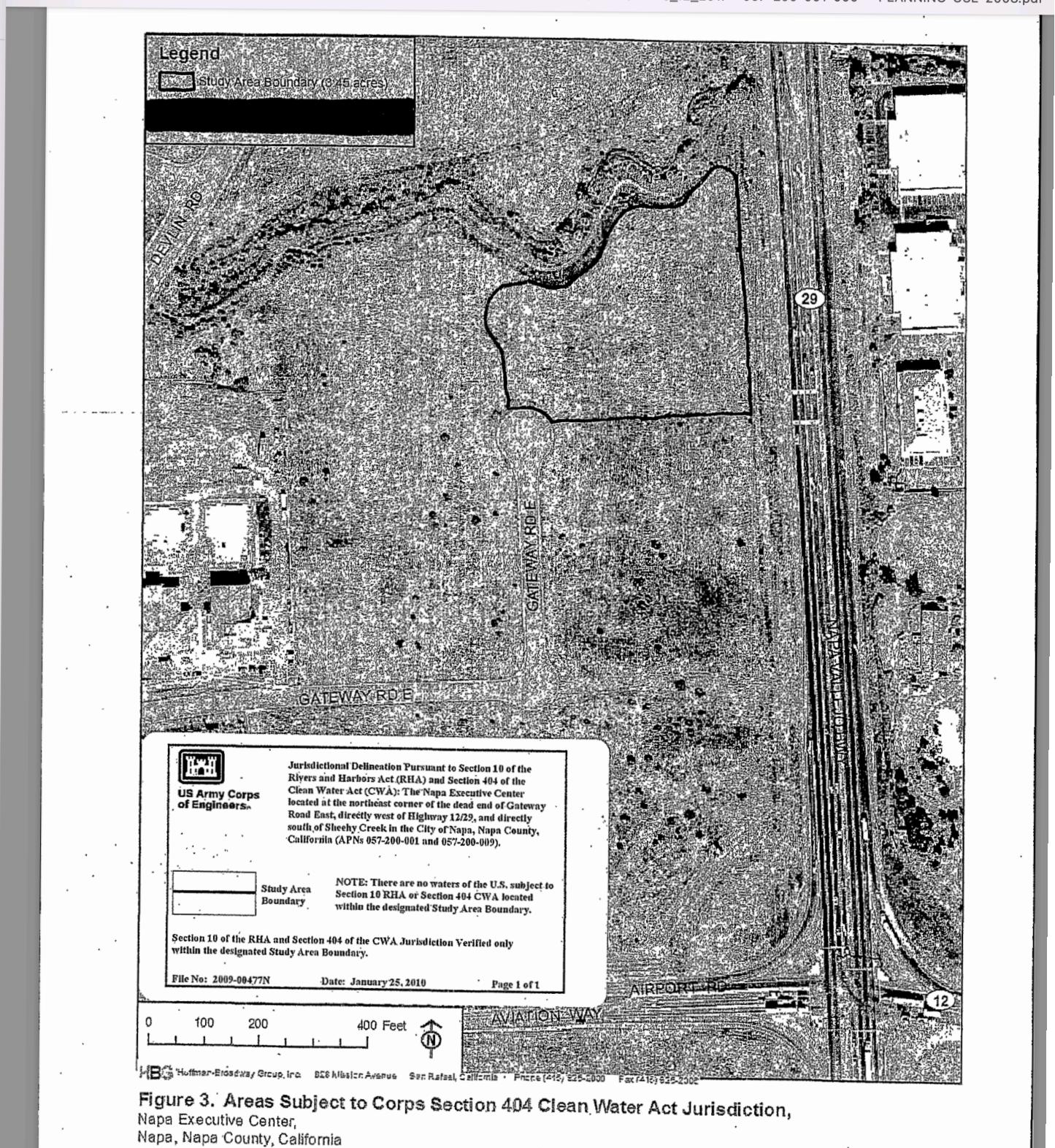
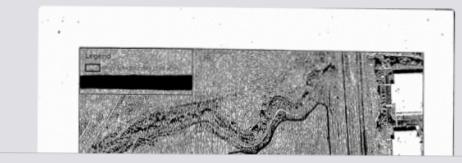


Figure 3. Areas Subject to Corps Section 404 Clean Water Act Jurisdiction, Napa Executive Center, Napa, Napa County, California



DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94103-1398

REPLY TO
ATTENTION OF

FEB 5 - 2010

Regulatory Division

SUBJECT: File Number 2009-00477N

Mr. William A. Saks
William A. Saks and Company
1010 Main Street
Saint Helena, California 94574

Dear Mr. Saks:

Thank you for your submittal of November 16, 2009 requesting confirmation of the extent of Corps of Engineers jurisdiction at the proposed Napa Executive Center located at the northeast corner of the dead end of Gateway Road East, directly west of Highway 12/29, and directly south of Sheehy Creek in the City of Napa, Napa County, California (APNs 057-200-001 and 057-200-009).

The enclosed map entitled, "Figure 3. Areas Subject to Corps Section 404 Clean Water Act Jurisdiction," in one (1) sheet date certified January 25, 2010, accurately depicts the extent and location of Corps jurisdiction within the study area boundary. We have based this jurisdictional delineation (delineation) on the current conditions of the site, as verified during a field investigation of January 6, 2010, and other data included with your submittal.

We have determined that there are no waters of the U.S. as defined by Section 404 of the Clean Water Act (33 U.S.C. Section 1344) and no navigable waters of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 403) within the study area boundary shown on the attached delineation map for your project. Therefore, a Department of the Army authorization will not be required to complete the activity you are proposing.

This delineation/determination will expire in five years from the date of this letter unless new information warrants revision of the delineation/determination before the expiration date. Also, a change to your project could also change this delineation/determination.

This delineation/determination does not obviate the need to obtain other Federal, State or local approvals required by law, including compliance with the Federal Endangered Species Act (ESA) (16 U.S.C. Section 1531 et seq.). Even though this activity is not prohibited by, or otherwise subject to regulation under Section 404, the take of a threatened or endangered species as defined under the ESA is not authorized. In the absence of a separate authorization from the U.S. Fish and Wildlife Service or the National Marine Fisheries Service, both lethal and non-lethal takes of protected species are a violation of the ESA. Similarly, the appropriate State of

California, Regional Water Quality Control Board may still regulate your proposed activity because of impacts to a "water of the State". Therefore, you should also contact appropriate Federal, State and local regulatory authorities to determine whether your activity may require other authorizations or permits.

You are advised that the Corps has established an Administrative Appeal Process, as described in 33 C.F.R. Part 331 (65 Fed. Reg. 16,486; March 28, 2000), and outlined in the enclosed flowchart and "Notification of Administrative Appeal Options, Process, and Request for Appeal" form (NAO-RFA). If you do not intend to accept the approved jurisdictional determination, you may elect to provide new information to the District Engineer for reconsideration or submit a completed NAO-RFA form to the Division Engineer to initiate the appeal process. You will relinquish all rights to appeal, unless the Corps receives new information or a completed NAO-RFA form within sixty (60) days of the date of the NAO-RFA.

Should you have any questions regarding this matter, please call Bryan Matsumoto of our Regulatory Division at 415-503-6786. Please address all correspondence to the Regulatory Division and refer to the File Number at the head of this letter.

Sincerely,

Jane M. Hicks

Jane M. Hicks
Chief, Regulatory Division

Copy Furnished (w/ delineation map only):

RWQCB, Oakland, CA
Huffman-Broadway Group, Inc., San Rafael, CA (Attn: Greg Huffman)

Planning Commission

August 6, 2025

Attachments

Agenda	August 6, 2025	Attachments
<p>A. SHEA ROUDA / GATEWAY 24 NAPA, NEW WINERY / USE PERMIT NO. P24-00134-UP</p> <p>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.</p> <p>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 (NVPBSP). The project is proposed on a 4.33-acre site on the east side of Gateway Road East and the south side of Sheehey Creek, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN 057-200-039.</p> <p>Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.</p> <p>Staff Contact: Wendy Atkins (707) 259-8757, or wendy.atkins@countyofnapa.org</p> <p>Applicant/Owner: Shea Rouda, Gateway 24 Napa LLC: (614) 502-1456, or srouda@phelanddevco.com</p>	<p>25-856</p> <p>Draft Environmental Document [Draft IS, NOI, NOA, Public notices, OPR Summary Form, Appx.,]</p> <p>P24-00134 Exhibit A - Biology Study, OCR PDF 447 K</p> <p>P24-00134 Exhibit B - Stormwater Control Plan, OCR PDF 33926 K</p> <p>P24-00134 Exhibit C - Sewer Feasibility Report, OCR PDF 11171 K</p> <p>P24-00134 Exhibit D - NapaSan Will Serve Document, OCR PDF 221 K</p> <p>P24-00134 Exhibit E - City of American Canyon Will-Serve Document, OCR PDF 15401 K</p> <p>P24-00134 Exhibit F - PG&E Will Serve Document, OCR PDF 106 K</p> <p>P24-00134 Exhibit G - Yocha Dehe Cultural Resources Letter, OCR PDF 709 K</p> <p>P24-00134 Exhibit H - FAA Approval Letters, OCR PDF 568 K</p> <p>P24-00134 Gateway 24 IS-MND, OCR PDF 366 K</p> <p>P24-00134 Gateway 24 Winery - Public Notice, OCR PDF 132 K</p> <p>P24-00134 Summary Form for Document Submittal 6-18-25, OCR PDF 736 K</p> <p>Notice of Completion [NOC] Transmittal form</p> <p>P24-00134 SCH NOC and Doc Transmittal 6-1-25, OCR PDF 232 K</p> <p>State Comment Letters [Comments]</p> <p>2025060997_CDFW Comment PDF 341 K</p> <p>P24-00134 Gateway 24 Use Permit</p> <p>Public share + New</p> <p><input checked="" type="checkbox"/> Type <input checked="" type="checkbox"/> Modified</p> <p><input type="checkbox"/> Name ▲</p> <p><input type="checkbox"/> P24-00134 Gateway 24 Winery - Public Notice,OCR.pdf</p> <p><input type="checkbox"/> Planning_Commission_25-08-06_Agenda.pdf</p> <p><input type="checkbox"/> Attachment I - NVBSP Area Wineries</p> <p><input type="checkbox"/> Attachment J - Correspondence</p> <p>Download ...</p>	<p>Attachments: Attachment A - Recommended Findings Attachment B - Recommended Conditions of Approval and Final</p> <p>Agency Approval Memos</p> <p>Attachment C - Initial Study/Mitigated Negative Declaration and MMRP</p> <p>Attachment D - Use Permit Application Packet</p> <p>Attachment E - Sewer Feasibility Report</p> <p>Attachment F - Stormwater Control Plan</p> <p>Attachment G - Biology Study</p> <p>Attachment H - Graphics</p> <p>Attachment I - NVBSP Area Wineries</p> <p>Attachment J - Correspondence</p> <p>ADMINISTRATIVE ITEMS - NONE</p>

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)							1	EPA ID # (Hazardous Waste Only)	2				
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) The Vineyard House Winery										3			
BUSINESS SITE ADDRESS 1581 Oakville Grade										103			
BUSINESS SITE CITY Napa										104	CA	ZIP CODE 94559	105
CONTACT NAME Jeremy Nickel										106	PHONE		107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4 HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 4a Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 5 UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 8 NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste? Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? Treat hazardous waste on-site? Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? Consolidate hazardous waste generated at a remote site? Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9 EPA ID NUMBER – provide at the top of this page <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10 RECYCLABLE MATERIALS REPORT (one per recycler) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11 ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 12 CERTIFICATION OF FINANCIAL ASSURANCE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13 REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14 HAZARDOUS WASTE TANK CLOSURE CERTIFICATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14a Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14b See CUPA for required forms.
F. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency.)	



DRAINAGE REPORT

Napa Gateway
Napa, CA



Figure 2: Existing Site Conditions

Hydromodification
The site is within a
considerations.

FEMA Mapping
The project site is covered by Map Number 060550C0607 of the FEMA Flood Insurance Rate Map (FIRM).
This site is classified as Zone X and is 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.

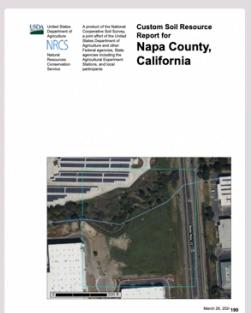
Existing Soil Conditions
According to the Web Soil Survey, the project site consists of Haire loam. Approximately, the first 22 inches is loam, soil depth 22-27 inches is sandy clay loam, soil depth 27-45 inches is clay, and soil depth 45-60 inches is sandy clay. The soil profile results in a hydrologic soil group D classification where the soils have low infiltration rate and a high runoff potential when saturated. In the Project Geotechnical Report by FGH Consultants prepared January 31, 2014, 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.

וְנִבְּנֵה - וְלִבְּנֵה תְּכִלְתֵּנוּ וְלִבְּנֵה יְמִינֵנוּ וְלִבְּנֵה מִזְמְרֵתֵנוּ

Refer to **Attachments A** for the Existing Drainage Exhibit. Refer to **Attachments D** for the Web Soil Survey.

N/A	<p>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.</p>
N/A	<p>4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.</p>

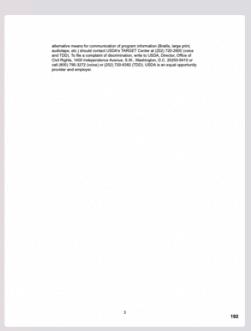
N/J/A WA 5. Completed Business Activities form, enclosed.
N/J/A WA 6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofapal.org/DEM.
N/J/A WA 7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.



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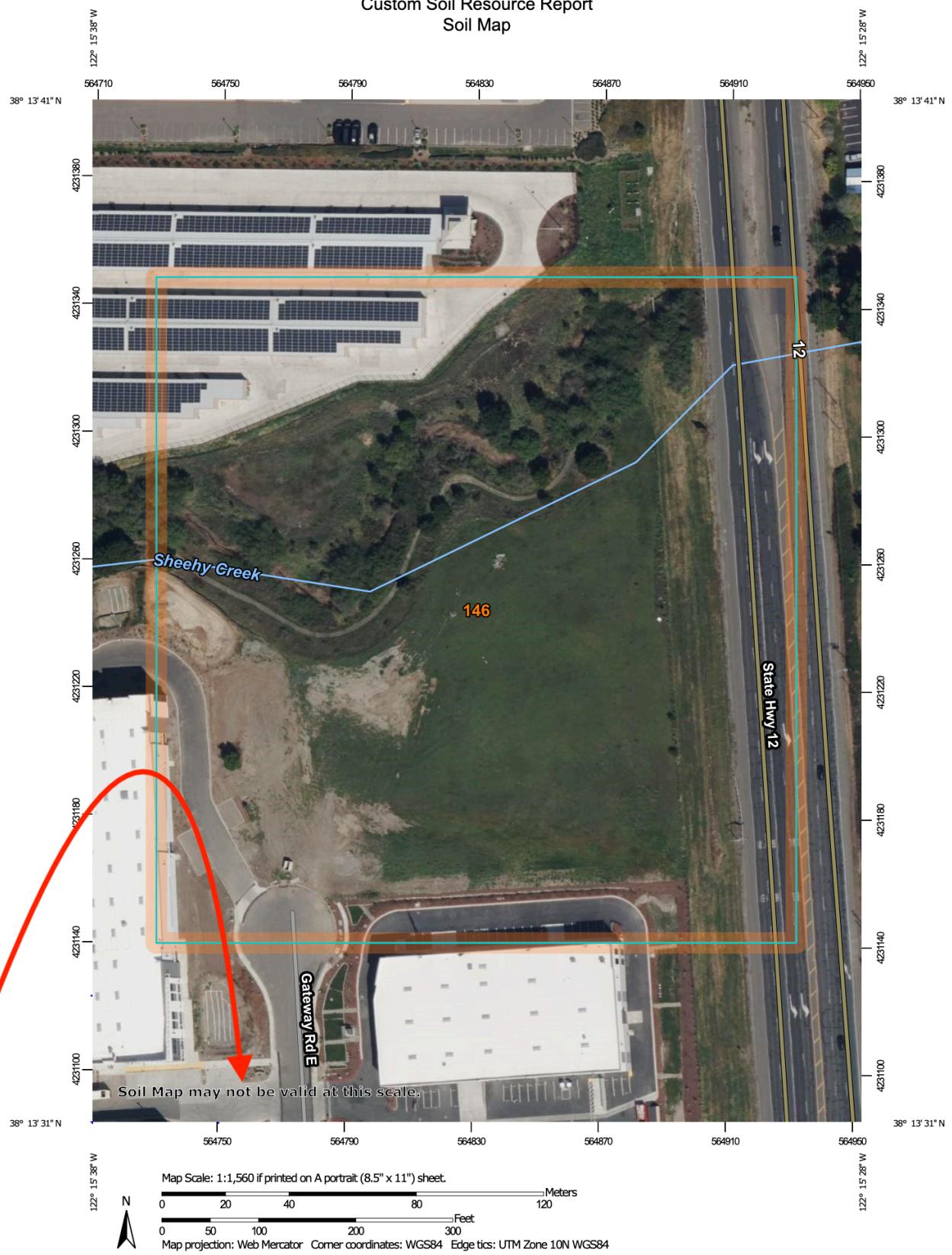
192



193



Custom Soil Resource Report



“Soil Map may not be valid at this scale.”

198

Can this data be accurate? Gateway 24 Winery 250,000 gallons per year Average-Day Demand Industrial (gpd) 2,466

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

A Well-Serve Application dated January 22, 2019, was submitted on behalf of Owner, Scammi Properties. The application submitted details the anticipated and existing water demands for the Site. Staff has reviewed the provided application and finds the estimate to be consistent with industry standards for similar uses.

1.5 - Average Day Demand (ADD)

The anticipated water demand for the Property is 3,354 gallons per day (gpd), as shown on Table 1.

Table 1 - Property ADD

Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
184	3,170	0	3,354

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 940 gpd.

Table 2 - Property MDD

Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
1,190	5,787	0	6,977

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 ADD 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 ADD of 650 gpd per acre. As shown in Table 3 below, the Property's estimated ADD (608 gpd per acre) is less than the maximum allowed by the ACMC 13.10 (650 gpd per acre);

For comparison Gateway East Winery on adjacent parcel with less produced wine 230,000 gallons per year
Average-Day Demand Industrial (gpd) 3,170

Table 3 - Maximum ADD

Parcel Size (acres)	UWMP (gpd/acre)	ACMC 13.10 (gpd/acre)	Property ADD (gpd/acre)
5.52	675	650	608

60

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MEMORANDUM		 SIEGFRIED
For:	Steve Wohl	
From:	Paul Schreiber, P.E.	
Date:	6/10/02	
Re:	Napa Gateway	
<hr/>		
I. Introduction		
<p>Our office has been retained to document the design and operational parameters for the proposed wastewater treatment plant for the Napa Gateway. Please review the attached document for an outline of what is required for this project.</p>		
II. Average Daily Demand (ADD)		
<p>The anticipated water demand is based on the following assumptions:</p> <p>Domestic water can be based on a factor of three domestic users per table 12-1 and just an average. The average daily domestic water usage is 100 gallons per day per user.</p> <p>The building is intended to be utilized as a primary processing facility for just water and wastewater. 2.0 gallons of water to produce 1 gallon of wastewater. The facility is designed to produce 300,000 gallons of water, wastewater and sludge per day. This is equivalent to 100,000 gallons of wastewater per day. This places the ADD at 100,000 at 24hrs or 300,000 gallons per day.</p>		

City of American Canyon Will-Serve Application	
Owner or Legal Representative's Name: <u>Gateway 24 Mnp LLC</u>	Date: <u>July 24, 2024</u> <u>August 23, 2024</u>
Company or Legal Entity Name: <u>Gateway 24 Mnp LLC</u>	Applicant's Name: <u>SHEA RENDA</u>
Owner Address: <u>220 Montgomery St, San Francisco, CA 94104, USA</u>	Applicant Email: <u>sydneephilanderco.com</u>
Owner Email: <u>Same as applicant</u>	Applicant Phone #: <u></u>
Owner Signature: <u>Stu</u>	Project Engineer: <u>Paul Schneider, P.E.</u>
Project Name: <u>Gateway 24 Napa</u>	Project Address: <u>Gateway 24, Napa, CA</u>
Project APN: <u>057-200-03a-000</u>	
Project Description: <u>54,770sf warehouse and office building, with associated parking, dock, and landscape improvements.</u>	
Permit Number: <u>P24-00134</u>	Time of Operation
Status of Environmental Clearance: <u>Pending</u>	hours/day: <u>Monday through Friday 14 hrs/day</u>
Permit Status: <u>Pending</u>	days/week: <u>7 days/week</u>
Land Use: <u>Industrial</u>	months/year: <u>12 months/yr</u>
Property Zoning: <u>IP: AC</u>	
Lot Size (acres): <u>4.33ac</u>	Building Size (sqft) : <u>54,770sf</u>
Anticipated Potable Water Demand	
Average Day Demand*	Maximum (Peak) Day Demand*
Domestic (gpd): <u>165</u>	Domestic (gpd): <u>330</u>
Irrigation (gpd): <u>0gpd</u>	Irrigation (gpd): <u>0gpd</u>
Industrial (gpd): <u>2,466</u>	Industrial (gpd): <u>6,750</u>
Total: <u>2,631</u>	Total: <u>7,080</u>
*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.	



April 4, 2024

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.

COLLECTION • TREATMENT • RECOVERY • REUSE

Owner & Applicant Acknowledgements and Notarization
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):

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 an 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 withdrawn.

or appealed.

Applicant Signature(s) John Doe **Date** 10/20/2023

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 gglasco@napasan.com.

- Project Title:** Gateway East Winery, Use Permit #P18-00389-UP
- Property Owner:** Scannell Properties (Todd Berryhill), 3468 Mt. Diablo Blvd., Suite B115, Lafayette, CA 94549; (510) 899-8302
- Project Sponsor's Name and Address:** Matt Anderson, Scannell Properties, 3468 Mt. Diablo Blvd., Suite B115, Lafayette, CA 94549; (415) 845-9504
- Representative:** George Monteverdi, Monteverdi Consulting, LLC, PO Box 6079, Napa, CA 94581, (707) 761-2516
- County Contact Person, Phone Number and Email:** Sean Trippi, Principal Planner, (707) 299-1353, sean.trippi@countyofnapa.org
- Project Location and APN:** The project is proposed on a 5.52 acre site on the west side of Gateway Road East and the south side of Sheehy Creek. APN's: 057-210-039 & 040 (SFAP). Napa.
- General Plan Description:** Industrial
- Zoning:** Industrial Park: Airport Compatibility (IP:AC)
- Project Description:** Approval of a Use Permit for a new 230,000 gallon per year winery to allow the following:
 - construction of a 86,393 sq. ft. one-story winery building for production, storage, office, and hospitality/retail sales areas;
 - on-site parking for 89 vehicles (the installation of 12 parking spaces will be deferred);
 - hours of operation seven days a week from 9:00 AM to 5:00 PM;
 - tours and tastings by appointment only (wine and food pairings) for a maximum of 30 visitors per day, 210 maximum per week;
 - establishing a marketing program to host 12 events per year for up to 100 guests at each event and one auction-related event per year with up to 100 guests (1,300 guests per year), all food for marketing events will be catered, marketing events would occur between 9:00 AM and 10:00 PM;
 - on-premises consumption of wines produced on site in the tasting room in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
 - on-site process wastewater pre-treatment system;
 - a new driveway on Gateway Road East and utilization of an existing shared driveway with the property to the south; and,
 - signage, and landscape improvements.

Exterior building materials include tex-coat concrete tilt-up wall panels with a multi-color paint scheme and multiple score lines/reveals. The east elevation (facing Gateway Road East) includes glass storefront for the main entry at the southeast corner of the building that wraps onto the south elevation. Glass storefronts are also proposed on the west elevation and at the northeast corner of the building. The west elevation includes five truck loading docks, with roll-up doors and three man-doors. There is also a covered outdoor work area/crush pad in front of the loading docks. The proposed hours of operation are expected to be 9:00 AM to 5:00 PM, seven days a week. The proposed facility expects to employ 20 full and part-time employees. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

- Describe the environmental setting and surrounding land uses:**
The site is currently vacant, has been previously graded and is located within a predominantly developed portion of the industrial/business park area. The site has been designated for industrial development for over 30 years. Grade elevations on the site range from approximately 42 to 53 feet above mean sea level, from northwest to southeast. The site is dominated by ruderal grasses with a smattering of bushes. There are no trees on the site. North of the project site, across Sheehy Creek is an approved (and currently under construction) 105,099 s.f. multi-building self-storage facility on a 7.39 acre property. To the south is the recently constructed Portcork facility on a 2.49 acre property. East of the project site is an approved but not yet built 67,930 sq. ft. three story office building and west of the site is an approved 42,700 sq. ft. light industrial building on a 2.74 acre site which is also not yet built. Southwest of the site is an office complex with four multi-tenant buildings and southeast of the site are two recently approved light industrial buildings totaling 63,875 s.f. The project site is in close proximity

Gateway East Winery
Use Permit #P18-00389-UP

Page 1 of 28

Gateway East Winery

Responsible/Trustee: U.S. Army Corps of Engineers Other: Federal Trade and Taxation Bureau, Department of Alcoholic Beverage Control

to the Napa County Airport, and is located in Zone D, the Common Traffic Pattern. This is an area of frequent aircraft overflight at low elevations.

- Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**
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 and encroachment permits. 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 Services Division.

The project proposes a drainage outfall into Sheehy Creek which would require a streambed alteration agreement from the California Department of Fish and Wildlife. If the proposed project involves the fill of waters of the United States, the project would require a dredge-and-fill permit from the U.S. Army Corps of Engineers. The proposed project does not involve the "take" of listed endangered or threatened species, and thus does not require a "take permit" from the Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, or the National Marine Fisheries Service. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies
California Department of Fish and Wildlife
U.S. Army Corps of Engineers
City of American Canyon
Napa Sanitation District

Other Agencies Contacted
Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control