

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 "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and last name "Yunsheng" clearly distinguishable.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

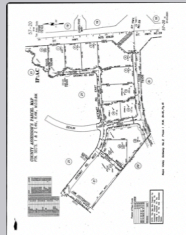
c: State Clearinghouse

Attached:
CDFW Permits

Planning	
Project No.	057-200-001-000
Project Name	3105 SUDV PLANS
Project Location	
Project Status	
Project Date	



1



2



3



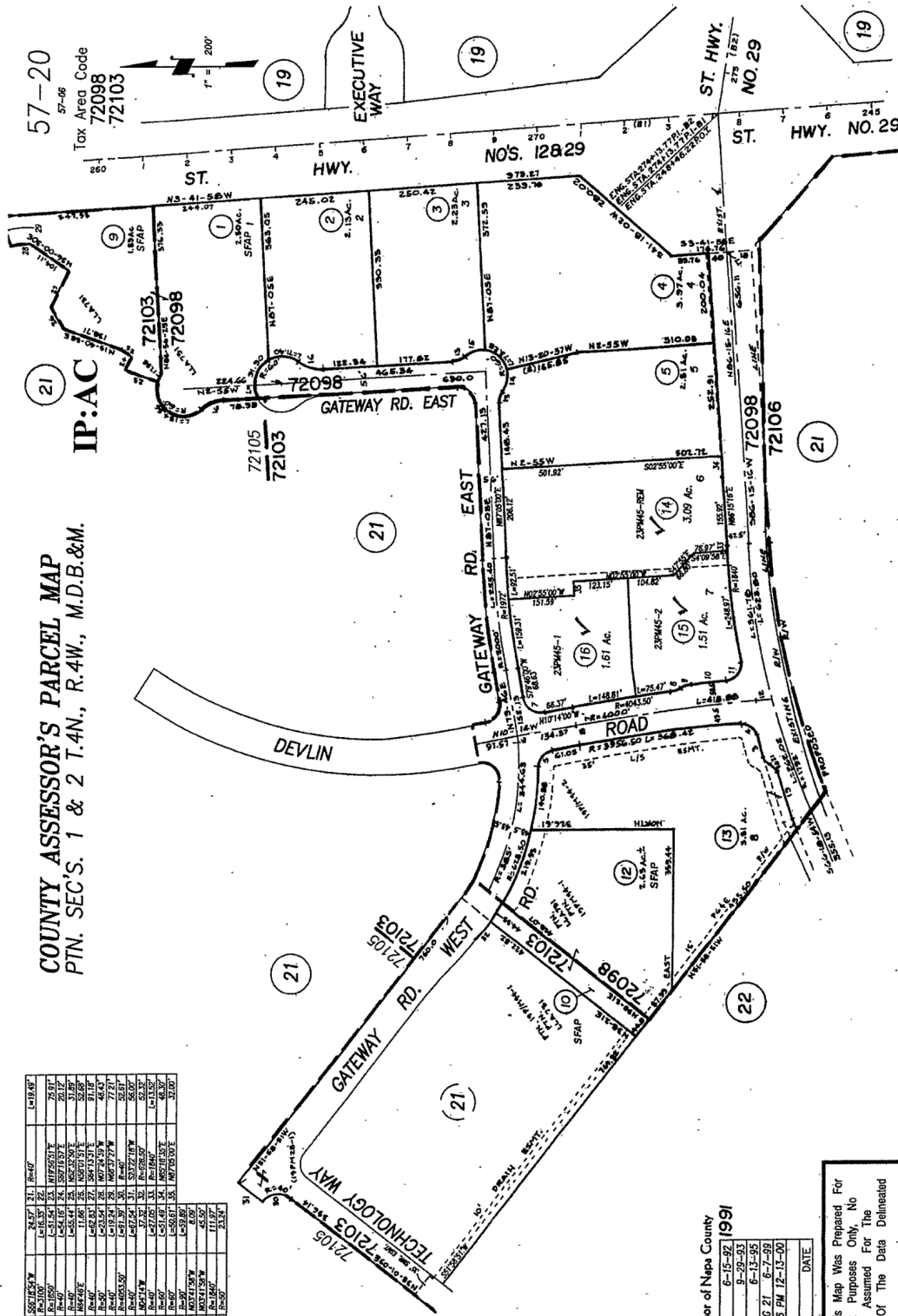
4



NAPA COUNTY LAND USE PLAN 1989-2000

1. 150'x125' N	24.57	21	R=40'	1418.69
2. 150'x100' N	14.16	22	R=40'	58.17
3. 150'x100' N	14.16	23	R=40'	58.17
4. 150'x100' N	14.16	24	R=40'	58.17
5. 150'x100' N	14.16	25	R=40'	58.17
6. 150'x100' N	14.16	26	R=40'	58.17
7. 150'x100' N	14.16	27	R=40'	58.17
8. 150'x100' N	14.16	28	R=40'	58.17
9. 150'x100' N	14.16	29	R=40'	58.17
10. 150'x100' N	14.16	30	R=40'	58.17
11. 150'x100' N	14.16	31	R=40'	58.17
12. 150'x100' N	14.16	32	R=40'	58.17
13. 150'x100' N	14.16	33	R=40'	58.17
14. 150'x100' N	14.16	34	R=40'	58.17
15. 150'x100' N	14.16	35	R=40'	58.17
16. 150'x100' N	14.16	36	R=40'	58.17
17. 150'x100' N	14.16	37	R=40'	58.17
18. 150'x100' N	14.16	38	R=40'	58.17
19. 150'x100' N	14.16	39	R=40'	58.17
20. 150'x100' N	14.16	40	R=40'	58.17

COUNTY ASSESSOR'S PARCEL MAP PTN. SEC'S. 1 & 2 T.4N., R.4W., M.D.B.&M.



Assessor of Napa County

REVISION	DATE
1	6-15-82
2	9-29-93
3	6-13-95
4	200-11-10 PG 21 6-7-99
5	200-14-15&16 PM 12-13-00

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delivered Herein.

Napa Valley Gateway No.2 Phase I R.M. Bk.18, Pg.15

57-20

Tax Area Code

72098

72103

IP:AC

57-20
01-31-2001

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

Napa County

Page 4 of 7

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

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		

Napa County Planning Commission

Wednesday, November 6, 2019
Page 5

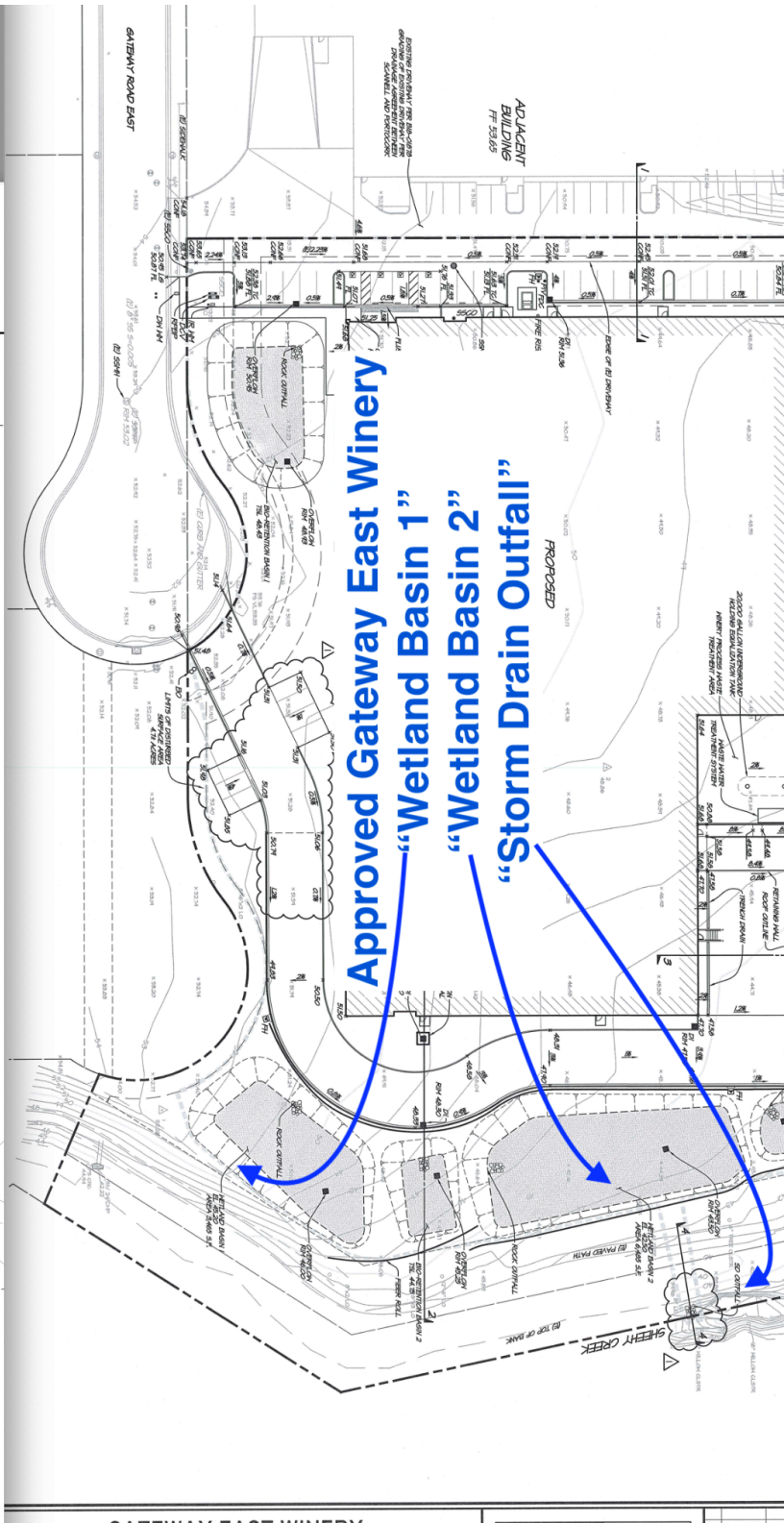
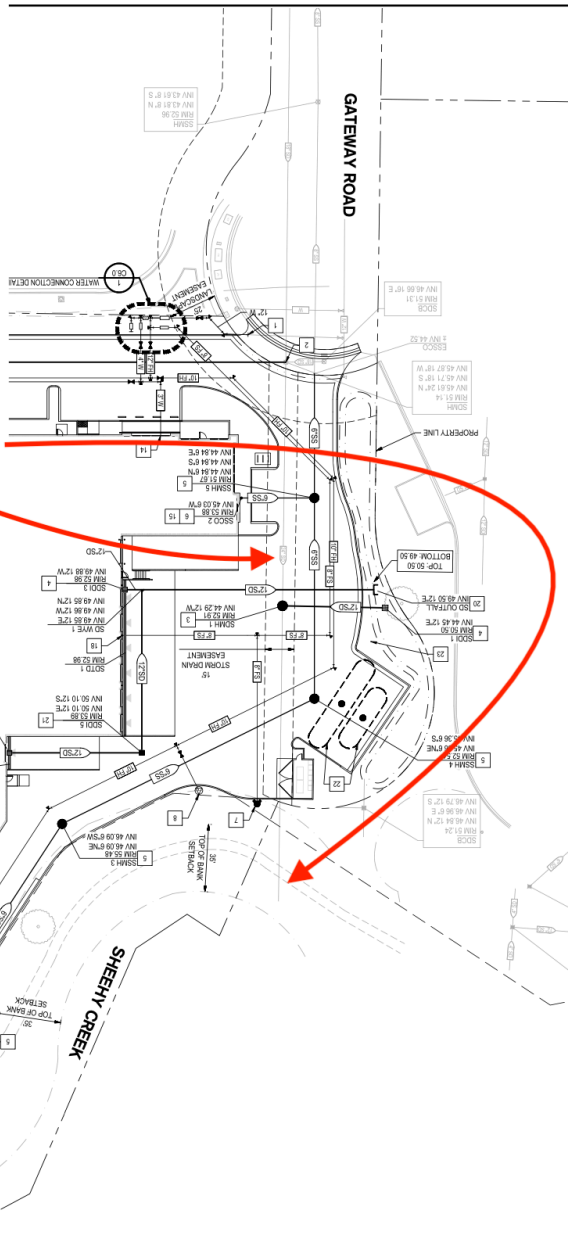
Gateway East Winery Hearing Packet page 5: drainage outfall would require LSA

4. **Building Setbacks/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. 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.

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 adjoin 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

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



GATEWAY EAST WINERY
GRADING PLAN AND SECTIONS
NAPA COUNTY CALIFORNIA

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94959
OFFICE 707.252.3300
WWW.RSACIVIL.COM

NO.	DATE	REV.
1	08/20/2017	REV

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

Planning
Cover Sheet

APN	057-200-001 -000
Permit #	P08-00555
Program	USE
DocType	PLNS
Street #	
Street Name	
Year	

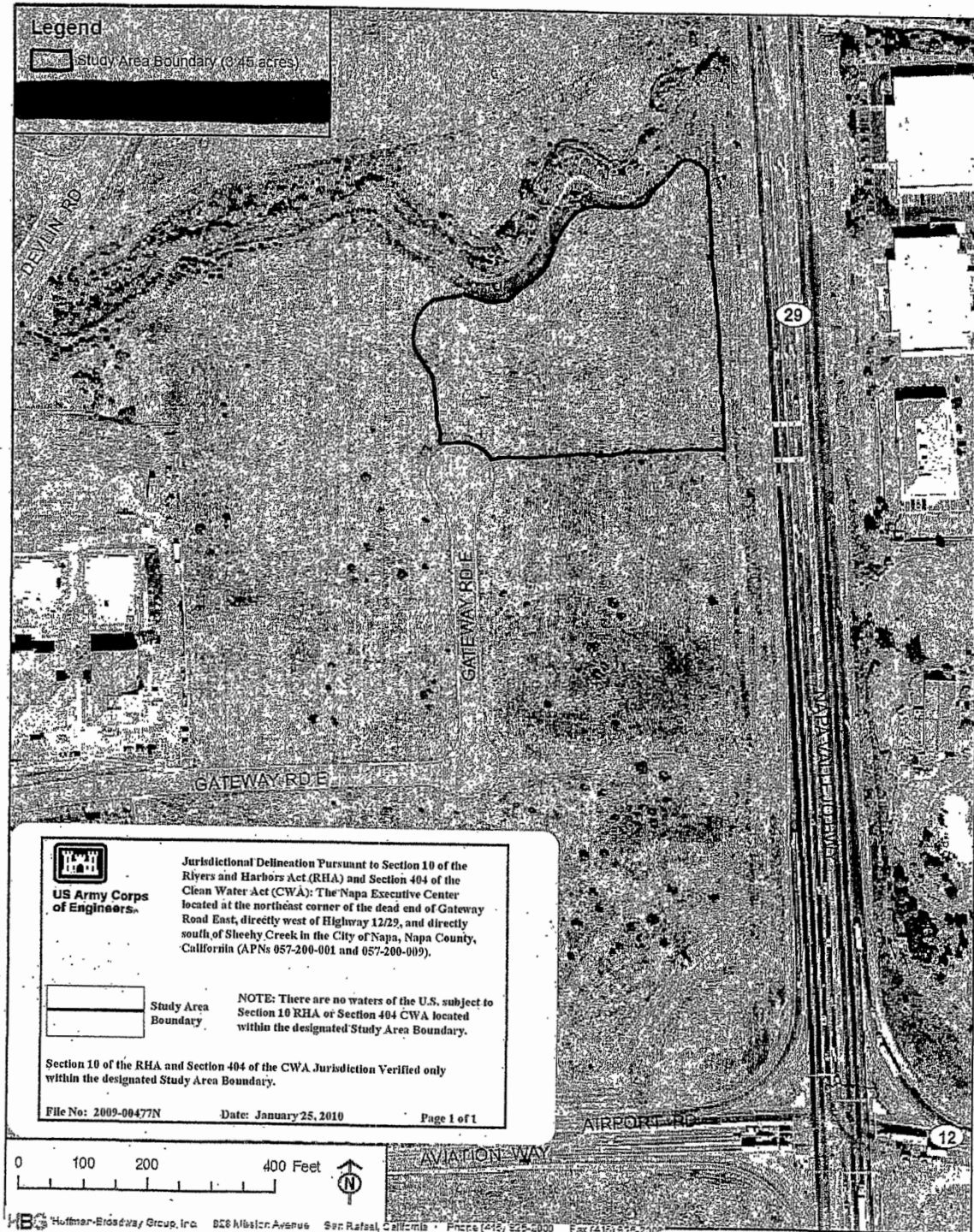


1



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

2



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



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94108-1398

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 Huffinan)

Planning Commission	Agenda	August 6, 2025
A.	<p>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 (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.</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@phelandevco.com</p> <p><u>Attachments:</u> 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</p>	25-856
8.	ADMINISTRATIVE ITEMS - NONE	

Attachments

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]

__ Memo PDF 447 K _SCH Memo Request to Post Plans ZIP 98.19 K

P24-00134 Exhibit A - Biology Study_OCR PDF 33926 K

P24-00134 Exhibit B - Stormwater Control Plan_OCR PDF 11171 K

P24-00134 Exhibit C - Sewer Feasibility Report_OCR PDF 1371 K

P24-00134 Exhibit D - NapaSan Will Serve Document_OCR PDF 221 K

P24-00134 Exhibit E - City of American Canyon Will-Serve Document_OCR PDF 15401 K

P24-00134 Exhibit F - PG&E Will Serve Documnet_OCR PDF 106 K

P24-00134 Exhibit G Yocha Dehe Cultural Resources Letter_OCR PDF 709 K

P24-00134 Exhibit H - FAA Approval Letters_OCR PDF 568 K

P24-00134 Gateway 24 IS-MND_OCR PDF 366 K

P24-00134 Gateway 24 Winery - Public Notice_OCR PDF 132 K

P24-00134 Summary_Form_for_Document Submittal 6-18-25_OCR PDF 736 K


Notice of Completion [NOC] Transmittal form

P24-00134 SCH NOC and Doc Transmittal 6-13-25_OCR PDF 322 K

State Comment

Letters [Comments

2025060897_CDFW Comment PDF 341 K

<div>  <div> <div>P24-00134 Gateway 24 Use Permit</div> <div>Download</div> </div> </div>		<div> <div>Public share</div> <div>+ New</div> </div>	
<div> <div>Type</div> <div>PDF</div> </div>	<div> <div>Modified</div> <div>Size</div> </div>	<div> <div>Name</div> <div>Modified</div> </div>	<div> <div>Size</div> <div>Modified</div> </div>
<div> <div>PDF</div> </div>	<div> <div>...</div> </div>	<div> <div>P24-00134 Gateway 24 Winery - Public Notice_OCR.pdf</div> </div>	<div> <div>132 KB</div> <div>last month</div> </div>
<div> <div>PDF</div> </div>	<div> <div>...</div> </div>	<div> <div>Planning_Commission_25-08-06_Agenda.pdf</div> </div>	<div> <div>324 KB</div> <div>2 days ago</div> </div>
2 files		456 KB	

"E"
Applications and Project Narratives
Page 2: Winery Use Permit Application
Page 22: Exemption to the Conservation Regulations Application
Page 30: Project Narrative

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NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM									
FACILITY INFORMATION									
BUSINESS ACTIVITIES									
Page 1 of 1									
I. FACILITY IDENTIFICATION									
FACILITY ID # (Agency Use Only)						EPA ID # (Hazardous Waste Only)			
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) The Vineyard House Winery									
BUSINESS SITE ADDRESS 1581 Oakville Grade									
BUSINESS SITE CITY Napa						CA		ZIP CODE 94559	
CONTACT NAME Jeremy Nickel						PHONE			
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 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 type="radio"/> YES <input checked="" type="radio"/> NO 4a		Coordinate with your local agency responsible for CalARP.		
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?					<input type="radio"/> YES <input checked="" type="radio"/> 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 type="radio"/> YES <input checked="" type="radio"/> NO 8		NO FORM REQUIRED TO CUPAs		
E. HAZARDOUS WASTE Generate hazardous waste?					<input type="radio"/> YES <input checked="" type="radio"/> NO 9		EPA ID NUMBER - provide at the top of this page		
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?					<input type="radio"/> YES <input checked="" type="radio"/> NO 10		RECYCLABLE MATERIALS REPORT (one per recycler)		
Treat hazardous waste on-site?					<input type="radio"/> YES <input checked="" type="radio"/> NO 11		ON-SITE HAZARDOUS WASTE TREATMENT - FACILITY ON-SITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit)		
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?					<input type="radio"/> YES <input checked="" type="radio"/> NO 12		CERTIFICATION OF FINANCIAL ASSURANCE		
Consolidate hazardous waste generated at a remote site?					<input type="radio"/> YES <input checked="" type="radio"/> NO 13		REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION		
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?					<input type="radio"/> YES <input checked="" type="radio"/> NO 14		HAZARDOUS WASTE TANK CLOSURE CERTIFICATION		
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.					<input type="radio"/> YES <input checked="" type="radio"/> NO 14a		Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.		
Household Hazardous Waste (HHW) Collection site?					<input type="radio"/> YES <input checked="" type="radio"/> 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.)									
UPCF Rev. (12/2007)									



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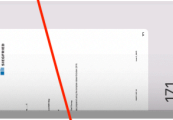
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Technical Information and Reports

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.

- 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.
- 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.
- Archaeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
- Historic Resources Study (consistent with State Office of Historic Preservation requirements)
- Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys and Guidelines for Preparing Special-Status Plant Studies*)
- 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/856/Water-Availability-Analysis>.
- 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 _____ %
Tree canopy cover to be retained: _____ acres _____ %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres
Understory to be removed: 0 _____ %
Understory to be retained: _____ acres _____ %

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/WQTP-Implementation-Guide?bId=1>

- Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☒ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☒ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☒ Visual Impact Study (Photographic simulations)
- ☒ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☒ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

Additional Information Required by the Environmental Health Department:

- ☐ Soil Evaluation Report if an on-site septic system is proposed.
- ☐ Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
- ☐ 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.
- ☐ Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
- ☐ Completed Business Activities form, enclosed.
- ☐ Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
- ☐ Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

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DRAINAGE REPORT
Napa Gateway
Napa, CA

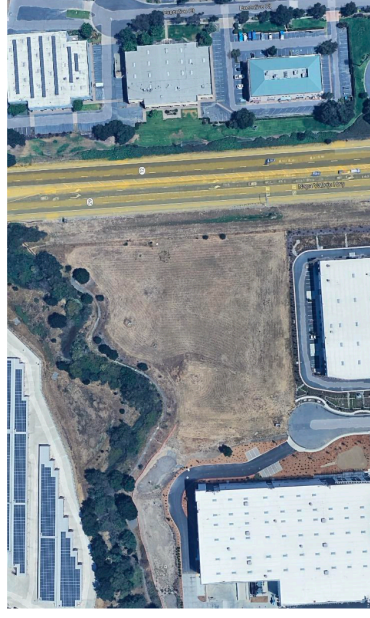


Figure 2: Existing Site Conditions

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.

NAPA GATEWAY ROAD

PAGE 6 OF 12

June 5, 2025

Custom Soil Resource Report for Napa County, California



March 20, 2025

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Preface

This report was prepared for the purpose of providing information to the public regarding the results of a soil resource survey conducted in Napa County, California. The survey was conducted by the Napa County Department of Planning and Development, and the results are presented in this report. The purpose of the survey was to determine the soil resource conditions in the study area, and to provide information to the public regarding the results of the survey. The results of the survey are presented in this report, and are intended to provide information to the public regarding the soil resource conditions in the study area. The results of the survey are presented in this report, and are intended to provide information to the public regarding the soil resource conditions in the study area.

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Information regarding the results of the survey is provided in this report. The results of the survey are presented in this report, and are intended to provide information to the public regarding the soil resource conditions in the study area. The results of the survey are presented in this report, and are intended to provide information to the public regarding the soil resource conditions in the study area.

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3. Results	3
4. Discussion	4
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6. References	6
7. Appendix	7

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How Soil Surveys Are Made

Soil surveys are made by collecting samples of soil from the study area. The samples are then analyzed in a laboratory to determine the soil resource conditions. The results of the analysis are presented in this report, and are intended to provide information to the public regarding the soil resource conditions in the study area.

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**Custom Soil Resource Report
Soil Map**



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

Planning Cover Sheet

APN	057-200-01 - 000
Permit #	108-00555
Program	USE
DocType	ENVR
Street #	
Street Name	
Year	

P08-00555
Executive
Center



the west. Devilin Road is a partially-constructed north-south road, designated as a "collector" in the Specific Plan. Devilin Road is in place and is four lanes wide to the north of Airport Boulevard..Sheehy Creek borders the project to the north.

Based on Napa County environmental resource mapping (Soil Type layer), the Soil Survey of Napa County, California (G. Lambert and J. Kashiwagi, Soil Conservation Service), and the Flatland Deposits of the San Francisco Bay Region, _____ M. Blair, U.S. Geological Survey) the subject parcel includes soil classified as Haire Loam (2 to 9 percent slopes). Haire soils of the type located on the subject property are often used for grazing land; runoff is slow to medium and the chance of erosion is slight.

There are a variety of land uses surrounding the project site. In general, the vicinity is a developing urban area focused on industrial development. To date, most of the surrounding industrial development has been related to and generally in service of the wine industry. Specifically, surrounding the property are undeveloped parcels. North of the site is the Gateway hotel and retail complex, including a completed hotel and a number of other, yet to be constructed, facilities including a gasoline station. West of the project site is the approved, but as of yet-unbuilt, Greenwood Commerce Center industrial park. CA-29 and the CA-12/29 intersection are located to the southeast of the project area, with vacant land and the Doctors Company headquarters located on the far side of the highway. The large Franzia bottling plant is located south of the project area.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

Responsible and Trustee Agencies:
San Francisco Bay Regional Water Quality Control Board
City of American Canyon
Napa Sanitation District
Napa County Airport Land Use Commission

Other Agencies Contacts:
City of Napa
Calif. Highway Patrol
Napa County Sheriff
U.S. Fish & Wildlife services
CalTrans

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

Responsible/Trustee: Napa County Airport Land Use commission Other: Calif. Highway Patrol, Napa County Sheriff, U.S. Fish & Wildlife services

- ☐ 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.

Kirsty Shelton, Planner
Napa County Conservation, Development & Planning Department

Date

12/21/11

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Napa Executive Center

Use Permit Application P08-0555-UP

NOTICE OF DETERMINATION

NAPA COUNTY CONSERVATION, DEVELOPMENT & PLANNING DEPT.
100 MAIN STREET, SUITE 210
NAPA, CALIF. 94559
(707) 259-1377

TO: ☒ Office of Planning and Research ☐ Napa County Clerk
200 COMBES ST.
NAPA, CA 94559

LEAD AGENCY: Napa County Conservation, Development, & Planning Dept.
CONTACT PERSON: Kirsty Shelton, Planner PHONE: (707) 259-1377

PROJECT TITLE: Napa Valley Gateway/Napa Executive Center Use Permit and Variation to Development Standards
Application # P08-00555-UP

PROJECT LOCATION: The project is located in the Napa Airport Industrial Area on a 4.3 acre parcel located at the intersection of Gateway Road East, within an IPAC (Industrial Park Airport Compatibility Zone D) zoning district. The project site is comprised of two parcels that are split for assessment purposes and will be combined. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa County Sanitation District, subsequent to assessment and fee payment.

PROJECT DESCRIPTION: The project is to allow the construction and operation of a 67,500 square foot, three-story office building. Site improvements include a variation to the Airport Industrial Area Specific Plan design standards for a 10% reduction of impervious cover, a 10% reduction in impervious cover, and a 10% reduction in impervious cover. The project site is comprised of two parcels that are split for assessment purposes and will be combined. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa County Sanitation District, subsequent to assessment and fee payment.

PROJECT LOCATION - CITY (NAMES) - American Canyon

COUNTY PERMIT (S) Use Permit and Variation to Development Standards # P08-00555-UP

APPLICANT NAME: William Sola Napa Office LLC
ADDRESS: 100 Main Street, Suite 210, Napa, CA 94559

PHONE: (707) 259-1377

This is to advise that the Napa County Conservation, Development, and Planning Commission on January 13, 2012, and made the following determination:

- The project ☐ will ☒ not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
- Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the Revised Recirculated Mitigated Negative Declaration is available to the General Public at:
Napa County Conservation, Development, and Planning Department
100 Main Street, Suite 210
Napa, CA 94559

SIGNATURE: DATE: 1/19/12 TITLE: Project Planner

Downloaded by J. Wang on 1/19/12

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.

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.

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

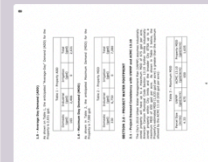
SECTION 2.0 - PROJECT WATER FOOTPRINT

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 EISA 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):

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

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A Will-Serve Application dated January 22, 2019, was submitted on behalf of Owner, Scannell 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.

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.

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 EISA up to a maximum ADD of 650 gpd per acre. As shown in Table 3 below, the

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

Property's estimated ADD (608 gpd per acre) is less than the maximum allowed by the ACMC 13.10 (650 gpd per acre):

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

City of American Canyon Will-Serve Application

Project Name: Gateway 24 Napa LLC
 Project Address: 210 Montgomery St, San Francisco, CA 94104, 94104
 Project APN: 05-7-200-039-000
 Project Description: 34,770sf winery, and office building, with associated parking, dock, and landscape improvements.

Permit Number: P74-00134
 Permit Status: Pending
 Land Use: Industrial
 Property Zoning: IP:AL
 Lot Size (acres): 4.33ac
 Building Size (sqft): 54,770sf

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City of American Canyon Will-Serve Application

Owner or Legal Representative's Name: Gateway 24 Napa LLC
 Date: January 4, 2024 August 23, 2024
 Company or Legal Name: Gateway 24 Napa LLC
 Applicant's Name: SUEA ROWDA
 Owner Address: 210 Montgomery St, San Francisco, CA 94104, 94104
 Applicant Email: suea@paulschneider.com
 Owner Email: same as applicant
 Applicant Phone #:
 Owner Signature: SUEA
 Project Engineer: Paul Schneider, P.E.
 Project Name: Gateway 24 Napa
 Project Address: Gateway 24 Napa, CA
 Project APN: 05-7-200-039-000
 Project Description: 34,770sf winery, and office building, with associated parking, dock, and landscape improvements.

Permit Number: P74-00134
 Time of Operation
 Status of Environmental Clearance: Pending
 hours/day: 48 hrs/day 14 hrs/day
 Permit Status: Pending
 days/week: 7 days/week
 Land Use: Industrial
 months/year: 12 months/yr
 Property Zoning: IP:AL
 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.

Rev. 5/1/18

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MEMORANDUM

TO: Steve Strickland
 FROM: Paul Schneider, P.E.
 DATE: 8/23/24
 RE: Project 20250806

I. Introduction
 This office has been requested to document the design and construction of the proposed water service to the Gateway 24 Napa LLC. The project is located at 210 Montgomery St, San Francisco, CA 94104, 94104. The project is a winery and office building, with associated parking, dock, and landscape improvements.

B. Average Daily Demand (ADD)
 The anticipated water demand is based on the following assumptions:
 Domestic water use is based on the County of Napa average rate of 10 gpd per person. The average number of persons is 1.1. This results in an average domestic water use of 11 gpd.

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) SUEA Date 9/23/24

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) SUEA Date 9/23/24



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.

NapaSan
 1515 Soscol Ferry Road
 Napa, CA 94558

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

www.napasam.com

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

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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@napasam.com.

1. **Project Title:** Gateway East Winery, Use Permit #P18-00389-UP2. **Property Owner:** Scannell Properties (Todd Berryhill), 3468 Mt. Diablo Blvd., Suite B115, Lafayette, CA 94549; (510) 899-83023. **Project Sponsor's Name and Address:** Matt Anderson, Scannell Properties, 3468 Mt. Diablo Blvd., Suite B115, Lafayette, CA 94549; (415) 845-95044. **Representative:** George Monteverdi, Monteverdi Consulting, LLC, PO Box 6079, Napa, CA 94581, (707) 761-25165. **County Contact Person, Phone Number and Email:** Sean Trippi, Principal Planner, (707) 299-1353, sean.trippi@countyofnapa.org6. **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.7. **General Plan Description:** Industrial8. **Zoning:** Industrial Park: Airport Compatibility (IP:AC)

9. **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.

10. **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 seal 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 Portocork 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 U, the Common Traffic Pattern. This is an area of frequent aircraft overflight at low elevations.

11. **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