

Notice of Completion & Environmental Document Transmittal

2019109019

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Gateway East Winery (P18-00389)

Lead Agency: Napa County - Planning, Building & Environmental Services

Contact Person: Sean Trippi

Mailing Address: 1195 Third Street, Suite 210

Phone: (707) 299-1353

City: Napa

Zip: 94559

County: Napa

Project Location: County: Napa

City/Nearest Community: Napa

Cross Streets: Gateway Road East/Devlin Road

Zip Code: 94558

Longitude/Latitude (degrees, minutes and seconds): 38 ° 13 ' 33.9 " N / 122 ° 15 ' 39.1 " W Total Acres: 5.52

Assessor's Parcel No.: 057-210-039 & 040 (SFAP)

Section: ptn. 1&2 Twp.: 4N

Range: 4W

Base: MDB&M

Within 2 Miles: State Hwy #: 12/29/221

Waterways: Napa River; Sheehy, Fagan and Suscol creeks

Airports: Napa County Airport

Railways: SP

Schools: N/A

Document Type:

CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:

Development Type:

☐ Residential: Units

Acres

☐ Transportation: Type☐ Office: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Commercial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Industrial: Sq.ft.

Acres

Employees

☐ Waste Treatment: Type

MGD

☐ Educational:☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☒ Other: winery

Project Issues Discussed in Document:

☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use - Self-Storage; Zoning - Industrial Park: Airport Compatibility (Napa Valley Business Park Specific Plan); GP - Industrial

Project Description: (please use a separate page if necessary)

A Use Permit for a new 230,000 gallon per year winery within a 86,393 sq. ft. one-story building with production, storage, office, and hospitality/retail sales areas and parking for 89 vehicles on-site. The request includes tours and tastings by appointment only (wine and food parings) for a maximum of 30 visitors per day, 210 maximum per week and 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). Access would be provided by new driveway on Gateway Road East and utilization of an existing shared driveway with the property to the south. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 4, 2019 Ending Date November 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>George Monteverdi, Monteverdi Consulting, LLC</u>
Address: _____	Address: <u>PO Box 6076</u>
City/State/Zip: _____	City/State/Zip: <u>Napa, CA 94581</u>
Contact: _____	Phone: <u>(707) 761-2516</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 10/02/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.