

### Notice of Completion & Environmental Document Transmittal

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

<b>SCH #</b>
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**Project Title:** E & P Technology Way, Buildings A & B – Use Permits #P22-00307 & #P22-00308

Lead Agency: Napa County Planning, Building, Environmental Services (PBES) Contact Person: Sean Trippi, Supervising Planner  
 Mailing Address: 1195 THIRD STEET SUITE 210 Phone: (707) 253-4417  
 City: Napa Zip: 94559 County: Napa

**Project Location:** County: Napa City/Nearest Community: American Canyon  
 Cross Streets: Technology Way / Morris Court Zip Code: 94558  
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 13 ' 36.23 " N / 122 ° 16.04 ' 46 " W Total Acres: 20.07  
 Assessor's Parcel No.: 057-250-030, -031, -032 Section: 2 Twp.: 4n Range: 4w Base: Mt Diablo  
 Within 2 Miles: State Hwy #: 12 / 29 Waterways: Napa River  
 Airports: Napa County Airport Railways: CA Northern Railroad Schools: N/A

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  
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**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 \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 210,727 Acres \_\_\_\_\_ Employees 65  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**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: mandatory findings

**Present Land Use/Zoning/General Plan Designation:**

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

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

Building A project proposes wine production facility within the proposed 143,312 SF building with an annual production capacity of 450,000 gallons. The winery uses will include grape crushing, bulk wine processing and storage, stainless steel tank and barrel storage, bottling, and office space. In addition, approximately 13,000 SF of covered outdoor work area will be located on the north side of the building. The proposal also includes 129 parking spaces and eight (8) spaces for semi-trailers. Access will be provided by three (3) new driveways; one (1) on Technology and two (2) on Morris Court.

Building B project proposes to allow warehouse uses within the proposed 66,915 SF building. The warehouse uses are consistent with allowable warehouse uses as outlined in Industrial Park zoning district (18.40.020) and the Napa Valley Business Park Specific Plan (NVBPSP.) The floor area ratio (FAR) after full build out will be 22.4%, below the allowable 35%. All vehicles will enter from a new access driveway on Technology Way that runs along the eastern property line. Trucks will then off load or pick up at the rear of the building. Trucks will be able to circulate around the building in a one-way loop, exiting at a second driveway on Technology Way on the west side the building. The entrance driveway will be wide enough to accommodate two-way traffic.

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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" 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 checked="" type="checkbox"/> Regional WQCB # <u>2</u>                 |
| <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 checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date October 19, 2024 Ending Date November 20, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LAK Associates, LLC</u>	Applicant: <u>Mike Kelly</u>
Address: <u>PO Box 7043</u>	Address: <u>5150 Fair Oaks Blvd, Suite 101-219</u>
City/State/Zip: <u>Corte Madera, CA 94976</u>	City/State/Zip: <u>Carmichael, CA 94608</u>
Contact: <u>Sean Kennings</u>	Phone: <u>(916) 956-0524</u>
Phone: <u>415-533-2111</u>	

**Signature of Lead Agency Representative:** Sean Kennings Digitally signed by Sean Kennings  
Date: 2024.10.17 15:26:29 -07'00' **Date:** 10/17/24

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