# 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

**SCH #** 2024100855

**Project Title:** E&P Technology Way Project

Lead Agency: County of Napa | Contact Person: Sean Trippi

Mailing Address: 1195 Third Street, Suite 210 | Phone: 707.299.1353

City: Napa | Zip: 94559 | County: County of Napa

**Project Location:** County: County of Napa | City/Nearest Community: Napa

Cross Streets: Technology Way & Morris Court, Technology Way & Gateway Road | Zip Code: 94558

Longitude/Latitude (degrees, minutes and seconds): 38 ° 13 ′ 35.8 ″ N / 122 ° 16 ′ 12.6 ″ W Total Acres: 20.07

Assessor's Parcel No.: 057-250-030, 057-250-031 and 057-250-032 | Section: 02 | Twp.: 04N | Range: 04W | Base: Mt Diablo

Within 2 Miles: State Hwy #: N/A | Waterways: Napa River, Sheehy Creek, Suscol Creek, Fagan Creek

Airports: Napa County Airport | Railways: Brazos 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: ☐ 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
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Industrial: Sq.ft. 210,227 Acres 4.82 Employees 65 ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ 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:

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

Industrial General Plan Land Use Designation, Industrial Park with the Airport Compatibility Combination District (IP:AC) Zoning

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

The proposed project would develop two industrial buildings on approximately 20.07 acres within the Napa Valley Business Park in southern unincorporated Napa County, California. The project consists of development of a 143,312-square-foot wine production facility (Building A) on approximately 13.20 acres and a 66,915-square-foot warehouse/distribution building (Building B) on approximately 6.87 acres. Building A would accommodate wine processing, storage, bottling, and accessory office uses, with an annual production capacity of approximately 450,000 gallons. Building B would provide warehouse and distribution space with accessory office uses. Project development would include truck loading areas, parking facilities, landscaping, utility connections, stormwater management features, and frontage improvements along Technology Way and Morris Court.

Access to the project site would be provided by new driveways from Technology Way and Morris Court. The project would include 211 total parking spaces, electric vehicle charging spaces, truck trailer parking, internal circulation improvements, and new sidewalks, curb and gutter improvements, and pavement upgrades along project frontages. Water service would be provided by the City of American Canyon and wastewater service would be provided by the Napa Sanitation District. The project would also include water-efficient landscaping, bioretention and stormwater treatment facilities, and associated infrastructure improvements necessary to support project operations.

*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**".

| | | | |
|---|---|---|---|
| X | Air Resources Board | | Office of Historic Preservation |
| | Boating & Waterways, Department of | | Office of Public School Construction |
| | California Emergency Management Agency | | Parks & Recreation, Department of |
| | California Highway Patrol | | Pesticide Regulation, Department of |
| X | Caltrans District # 4 | | Public Utilities Commission |
| | Caltrans Division of Aeronautics | X | Regional WQCB # 2 |
| | Caltrans Planning | | Resources Agency |
| | Central Valley Flood Protection Board | | Resources Recycling and Recovery, Department of |
| | Coachella Valley Mtns. Conservancy | | S.F. Bay Conservation & Development Comm. |
| | Coastal Commission | | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| | Colorado River Board | | San Joaquin River Conservancy |
| | Conservation, Department of | | Santa Monica Mtns. Conservancy |
| | Corrections, Department of | | State Lands Commission |
| | Delta Protection Commission | | SWRCB: Clean Water Grants |
| | Education, Department of | | SWRCB: Water Quality |
| | Energy Commission | | SWRCB: Water Rights |
| X | Fish & Game Region # 3 | | Tahoe Regional Planning Agency |
| | Food & Agriculture, Department of | | Toxic Substances Control, Department of |
| | Forestry and Fire Protection, Department of | | Water Resources, Department of |
| | General Services, Department of | | |
| | Health Services, Department of | | Other: |
| | Housing & Community Development | | Other: |
| X | Native American Heritage Commission | | |

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

Starting Date October 1, 2026 Ending Date October 31, 2026

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

Consulting Firm: FCS International, Inc.
Address: 2999 Oak Road, Suite 250
City/State/Zip: Walnut Creek, CA 94597
Contact: Prathna Maharaj, AICP
Phone: 650.515.1516

Applicant: Mike Kelley
Address: 5150 Fair Oaks Blvd, Suite 101-219
City/State/Zip: Carmichael, CA 95608
Phone: 916.956.0524

**Signature of Lead Agency Representative:** Sean Trippi Digitally signed by Sean Trippi Date: 2026.10.01 09:01:24 -07'00' **Date:** 10/1/2026

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