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 #

Project Title: Gateway 24 Napa, New Winery Use Permit, P24-00134

Lead Agency: Napa County | Contact Person: Wendy Atkins
Mailing Address: 1195 Third Street, Suite 210 | Phone: (707) 299-1351
City: Napa | Zip: 94559 | County: Napa

Project Location: County: Napa | City/Nearest Community: City of Napa
Cross Streets: Gateway Road East and Devlin Road | Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 38 ° 13.36 ′ 037 ″ N / 122 ° 15 ′ 33.28 ″ W | Total Acres: 4.33
Assessor's Parcel No.: 057-200-039 | Section: 4N | Twp.: 01 | Range: 4W | Base: MDM
Within 2 Miles: State Hwy #: | Waterways:
Airports: | Railways: | Schools:

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☒ Office: Sq.ft. 5000 Acres 0.115 Employees 1
☒ Commercial: Sq.ft. 49,790 Acres 1.143 Employees 14
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

General Plan description: Industrial; Zoning: Industrial Park: Airport Compatibility (IP:AC)

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

The project consists of a request to construct a 54,790 sq. ft. building for a new winery with an annual production capacity of 250,000. The building includes areas for wine production, storage, and office. The site plan shows parking consistent with Code requirements. The request also includes construction of a new driveway on Gateway Road East, hours of operation from 6 a.m. to 8 p.m., Monday through Sunday, and six full-time employees during non-harvest and 15 full-time employees during harvest. Wineries within the Napa Valley Business Park Specific Plan (NVBPSP) are not subject to the Winery Definition Ordinance, and no retail/tourist elements are proposed. The project is compatible in design and operation with other projects located in the NVBPSP area and staff supports grant of the use permit modification, subject to the recommended conditions of approval. The request also includes a variation to the development standards of the NVBPSP and IP zoning district to increase building height from 35-feet to a maximum of 45-feet.

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	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB #
	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	X	SWRCB: Water Quality
	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Natural Resources Agency, California
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date 7/3/2025 Ending Date 8/1/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: Wendy Atkins Digitally signed by Wendy Atkins Date: 2025.06.13 13:40:01 -07'00' **Date:** 6/13/2025

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