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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Gateway Winery Facility (#P19-00075-UP)

Lead Agency: County of Napa PBES

Contact Name: Sean Kennings, contract planner

Email: sean@lakassociates.com Phone Number: 415-533-2111

Project Location: 501 Gateway Drive, American Canyon, CA Napa
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a continuation of the approved development consistent with the 93466-UP while diversifying the uses and tenants on the project site. The project continues the same basic development concepts associated with manufacturing and office uses but instead of a building that includes manufacturing of ophthalmological products, the proposed project will include the manufacturing of wine. The proposed project includes approval of a use permit to allow a winery with 400,000 gallons of annual production and 44 employees within an approximately 80,200 square foot portion of the previously approved 100,306 square foot building. The proposed winery would not include tours and tastings, retail sales, or marketing events. The proposed project requires a use permit request to modify the previously approved use from warehouse and office to add winery use within an approximately 80,200 square foot portion of Building A as depicted on the site plans. The proposed site plan includes the development of 196 parking spaces, of which the winery will have 80 parking spaces allocated for use. The remainder of Building A will remain as office/warehouse use as previously approved. No change is proposed to the building footprint approved by 93466-UP.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

biological resources:

BIO-1: If construction commences anytime during the nesting/breeding season of the Swainson's hawk, or other bird species listed in the Migratory Bird Treaty Act (typically February 1 through September 30), a preconstruction survey of the project vicinity for nesting birds shall be conducted. This survey shall be conducted by a qualified biologist (experienced with the nesting behavior of bird species of the region) within 14 days prior to the commencement of construction activities that would occur during the nesting/breeding season. The intent of the survey should be to determine if active nests are present within or adjacent to the construction zone within approximately 250 feet (300 feet for raptors).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

biological resources

Provide a list of the responsible or trustee agencies for the project.

CDFW