

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: E & P Technology Way, Buildings A & B – Use Permits #P22-00307 & #P22-00308

Lead Agency: County of Napa PBES

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Project Location: Technology Way and Morris Ct, American Canyon, CA Napa
City County

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

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.

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: silt fencing plan to protect the Sheehy Creek Conservation Easement; BIO-2: The project sponsor or permittee shall conduct protocol-level special-status plant surveys during the flowering time of the target species; BIO-3: A survey for active bird nests shall be conducted by a qualified biologist; BIO-4 (Swainson's Hawk Surveys and Avoidance Buffer): If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys; BIO-5: Impacts to Swainson's hawk foraging habitat shall be quantified by a qualified biologist; BIO-6 (Burrowing Owl Habitat Assessment and Surveys): A qualified biologist shall conduct a habitat assessment and surveys for wintering burrowing owls prior to construction; BIO-7 (Burrowing Owl Foraging Habitat Mitigation): Impacts to burrowing owl foraging habitat shall be quantified by a qualified biologist; BIO-8: The project sponsor or permittee shall install exclusion fencing during the wet season; BIO-9: The project sponsor or permittee shall provide an arborists report and tree protection plan prepared by a qualified biologist/arborist; CULT-1: Prior to ground disturbance activities on site, the project sponsor shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]); TRANS-1: The project sponsor for the Building B warehouse building shall submit a Transportation Demand Management Plan prepared by a qualified traffic engineer

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
cultural resources
traffic and circulation

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

CDFW