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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 7th day of October 2020, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to participate and be heard.

Gateway Partners Winery Facility – Use Permit #P19-00075

Location: 501 Gateway Drive, Napa, CA 94558; APN: 057-220-020 (13.8 acres)

Zoning and General Plan Designation: Industrial Park/Airport Compatibility Combination District (IP:AC) zoning district and Industrial (I) general plan designation.

Request: 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 project is a continuation of a previously approved use permits (93466-UP and P16-00213) while diversifying the uses and tenants on the project site. The project modification includes replaces manufacturing of ophthalmological products with the manufacturing of wine within the Industrial Zoning District within the Napa Valley Gateway Business Park. The project includes street and infrastructure improvements including 2 (two) new driveway accessed from Gateway Drive and Alexis Court. 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.

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): biological resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents, which relate to the above described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at:

<http://napacounty.maps.arcgis.com/apps/opsdashboard/index.html#/5cb8ac8a5291487f88d3c15798d8a46f>

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from August 28, 2020 through October 6, 2020. Comments should be directed to Sean Kennings, Contract Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite

210, Napa, California; (415) 533-2111 or sean@lakassociates.com and must be received before 4:45 p.m. on October 6, 2020.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: August 24, 2020

David Morrison
Director of Planning, Building, & Environmental Services