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PUBLIC NOTICE

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

On Wednesday morning, the 6th day of August 2025, 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 attend the hearing and be heard.

GATEWAY 24 NAPA WINERY - USE PERMIT #P24-00134

Location: APN: 057-200-039; located at the terminus of Gateway Road East bordered by Hwy 29 to the west, and Sheehy Creek to the south; 4.33 acres

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

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 areas: Biological and Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 250,000 gallon per year winery in a 54,790 sq. ft one-story building with fifty-five (55) parking spaces. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The request also includes a variation to the development standards of the Napa Valley Business Park Specific Plan (NVBPSP). The project is proposed on a 4.33 acre site on the east side of Gateway Road East and the south side of Sheehy Creek, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN 057-200-039.

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Declaration are solicited. Comments or appointment requests to review documents should be directed should be directed to Wendy Atkins, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or Email address: wendy.atkins@countyofnapa.org. Comments must be received by Noon on August 5, 2025.

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: June 26, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services