

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St.  
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Charlene Gallina, Supervising Planner      PHONE: 707. 299-1355; charlene.gallina@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2020080468

PROJECT TITLE: Gateway Partners Winery Project # P19-00075-MOD

PROJECT LOCATION: 501 GATEWAY DRIVE, NAPA, CA 94558; APN: 057-220-020

PROJECT LOCATION – CITY (NEAREST): Napa      PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of 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.

COUNTY PERMIT (S): Major Modification P19-00075-MOD

APPLICANT NAME: Mark Funseth, Gateway Partners I, LLC & Vincent Butler, Lake Street Company  
ADDRESS: 1850 Soscol Avenue, Suite 207, Napa CA 94559      PHONE: (707) 252-5460; (650)327-0670

REPRESENTATIVE: Rob Anglin, Holman Teague Roche Anglin, LLP  
ADDRESS: 1455 First Street, Suite 217, Napa, CA 94559      PHONE: (707) 927-4274

This is to advise that the Napa County Planning Commission as  Lead Agency  Responsible Agency approved the above-described project on October 7, 2020 and made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:  
Napa County Planning, Building, & Environmental Services Planning Department  
1195 Third Street, Suite 210, Napa, CA 94559

SIGNATURE: Charlene Gallina      DATE: Nov 3, 2020      TITLE: Supervising Planner  
Charlene Gallina

Date received for filing and posting at OPR: