Notice of Completion & Environmental Document Transmittal

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal

Lead Agency

Napa County (Planning, Building and Environmental Services)
1195 Third Street, Suite 210, Napa, CA 94559
Lead Agency Contact: Emily Hedge, Planner III (707) 259-8226, Emily.Hedge@countyofnapa.org

Project Information

Project Title: Bella Oaks Winery Use Permit Minor Modification (P23-00032-MM) and Administrative Permit (P25-00284-ADMIN)

Project Location

Project APN: 027-260-001

Project Address: 1271 Manley Lane, Napa, CA 94573

Project Location - County: Napa

Project Location - Nearest City/Community: Rutherford

Project Location – Cross Streets: Manley Lane and St. Helena Highway/State Route 29

Coordinates: Latitude 38°27'1.3" N / Longitude 122°25'8.6" W

Section-Township-Range-Base: Section 16, Township 07 North, Range 05 West, Mt. Diablo Principal Meridian MDM

Acres: 1.44

Located within two (2) miles: State Highway – State Highway 29; Railways – Napa Valley Wine Train; Airports – None; Schools – None; Waterways – Unnamed seasonal blue line streams, Napa River, Kalon Creek, Bale Slough, Conn Creek.

Land Use: Winery

Zoning: Agricultural Preserve (AP)

General Plan: Agricultural Resource (AR)

Document Type

CEQA: Mitigated Negative Declaration

Local Action Type

Use Permit

Development Type

Commercial (17,192 square feet, 0.39 acres, 10 employees)

Project Issues Discussed in Document

- Aesthetic
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Cumulative Effects
- Drainage/Absorption
- Energy
- Flood Plain/Flooding
- Geology/Soils
- Greenhouse Gas Emissions
- Growth inducement
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mandatory Findings of Significance Noise
- Noise
- Population/Housing
- Public Services
- Recreation
- Schools/Universities
- Septic System
- Solid Waste
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Vegetation
- Wetland/Riparian
- Wildfire

Project Description

Request for a Winery Use Permit Minor Modification and Administration Application to allow the winery to: 1) replace the existing +/-8,177 square foot winery and 3,740 square foot crush pad with a two-story, +/-17,192 square foot facility that features a main production building and an auxiliary building joined by a covered crush pad, allocating +/-12,288 square feet to production space (includes a 2,750 square foot covered crush pad and 9,538 square feet of enclosed space for expanded fermentation area, barrel storage, and a lab), and +/-4,903 square feet to accessory uses (including tasting room space, employee break rooms, and offices); 2) install new water storage and distribution systems for domestic use and fire protection, and replace existing wastewater treatment systems; 3) add six (6) standard and two (2) accessible parking spaces, plus 12 valet overflow spaces; 4) install two (2) EV charging stations and bike racks, and upgrade existing driveways to Napa County Road and Street Standards; 5) modify existing landscaping by replacing 14 trees with a refreshed landscape of new sycamore trees, grasses, shrubs, and perennials; 6) increase full-time staff from four (4) to ten (10) and extend daily visitation hours to 10:00 a.m.–6:00 p.m.; 7) maintain a 25-vehicle daily limit while clarifying the winery is permitted an average of 60 visitors per day (420/week) and a maximum of 75 visitors per day (525/week); 8) eliminate full-sized tour buses in favor of "sprinter-van" style vehicles; and, 9) establish a marketing plan allowing ten (10) annual events for up to 40 attendees and one (1)

annual event for up to 80 attendees. No changes are proposed to existing permitted production capacity, production hours, or maximum daily visitation limits.

Reviewing Agencies Checklist

- Caltrans District 4 (DOT)
- Fish and Wildlife Region 3 (Bay Delta, Fairfield)
- Native American Heritage Commission
- Regional WQCB # 2
- Toxic Substances Control, Department of
- State Water Resources Control Board – Division of Drinking Water #4

Local Public Review Period

Starting Date: September 3, 2026
Ending Date: October 5, 2026

Signature

Signature:

Signed by Lead Agency contact: Emily Hedge, Planner III
Date: August 25, 2026