PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT THE DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES OF THE COUNTY OF NAPA is considering adoption of a Mitigated Negative Declaration for the project identified below:

Bella Oaks Winery (formerly 'Swanson Vineyards and Winery') Minor Use Permit Modification Application Request #P23-00032 and Winery Administrative Application #P25-00284

LOCATION: 1271 Manley Lane, Napa CA 94573; Assessor's Parcel Number 027-260-001

ZONING & GENERAL PLAN DESIGNATION: Agricultural Preserve (AP) Zoning District and General Plan Designation Agricultural Resource (AR).

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

REQUEST: The project proposes replacing the existing winery and crush pad with a new two-story facility that includes expanded production space, tasting rooms, and employee offices. The proposal also requests updates to site infrastructure, parking, landscaping, staffing, and visitation hours, and to establish a new marketing event plan.

Application materials, including the draft Mitigated Negative Declaration, are available on the Department's Current Projects Explorer at: https://www.countyofnapa.org/2876/Current-Projects-Explorer. 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 Services 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 comments regarding the environmental effects of this project, the adequacy of the proposed Mitigated Negative Declaration and Draft Conditions of Approval are solicited. Written comments must be presented during the public review period, which runs from September 3, 2026, through October 5, 2026.

Comments should be directed to Emily Hedge, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or Emily.Hedge@countyofnapa.org and must be received before 4:45 p.m. on October 5, 2026.

The Zoning Administrator intends to render a decision to approve the project upon issuance of a Notice of Decision on October 6, 2025, pursuant to NCC Sections 18.124.130 C (1), (2), (4), (5) and (7), and under Sections 18.126.065, C, D, F, G, I, L, N, R, and S. The Zoning Administrator decision will be effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code.

DATED: September 3, 2026

Brian D. Bordona

Zoning Administrator