Summary Form for Electronic Document Submittal

Submitted To

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

Lead Agency

Napa County (Planning, Building and Environmental Services)
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Project Information

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

County Permit(s): P23-00032-MM and P25-00284-ADMIN

State Clearinghouse Number:

Project Location: 1271 Manley Lane, Napa, CA 94573; approximately 0.17 miles west of the Manley Lane and St. Helena Highway/State Route 29 intersection

Project APN: 027-260-001

Project Location - County: Napa

Project Location - Nearest City/Community: Rutherford

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.

Potential Impacts and Proposed Mitigation:
Mitigation Measures are proposed for Biological Resources and Noise. See Mitigation Measures BIO-1, BIO-2, and NOISE-1.

Areas of controversy:
Comments received indicate public opposition to the project. This opposition primarily concerns the proposed architectural design, the preservation of private views, intensity of use, and compatibility with existing neighborhood character.

Responsible or trustee agencies for the project:
- 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