



County of Napa
Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov
Main: (707) 253-4417

Brian D. Bordona
Director

Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title

B&F Farms Vineyard Conversion
Agricultural Erosion Control Plan #P25-00029-ECPA

Property Owner

Roberta Damele, Trustee ETAL
c/o Mike Haskins
P.O. Box 3463
Yountville CA 94599

Lead Agency

Napa County Planning, Building and Environmental Services
1195 Third Street, Suite 210, Napa, CA 94559
Donald Barrella, Principal Planner
707-299-1338, email: donald.barrella@countyofnapa.org

Project Sponsor/Applicant

Mike Hawkins
c/o Roberta Damele, Trustee ETAL
P.O. Box 3463
Yountville CA 94599

Project Location

- Project APNs: 034-030-029 and 034-030-030
- Project Address: 7335 St. Helena Highway, Napa County, CA 94558
- Longitude: 38° 22' 53.58" north, Latitude 122° 23' 19.79" west
- Section-Township-Range-Base: Sections 10 and 11, Township 6 North Range 5 West, Mt. Diablo Base and Meridian.
- The project site is located at the terminus of Napanook Road approximately 3 miles southwest of its intersection with Madison Street, in the Yountville area of Napa County.
- Zoning: Agricultural Watershed
- General Plan: Agriculture, Watershed and Open Space
- The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

Project Description

Agricultural Erosion Control Plan for a proposed new 10.7-acre vineyard, 7.8 net planted acres, and subsequent vineyard operations and maintenance.

Preliminary Determination

The Napa County Director of the Department of Planning, Building and Environmental Services has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment provided mitigation measures are included, and the County intends to adopt a mitigated negative declaration. Copies of the proposed mitigated negative declaration and documents referenced are available for review at Napa County Department of Planning Building and Environmental Services, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 5:00 PM Monday through Friday (except holidays), or at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written Comment Period

April 30, 2026, to May 29, 2026.

Comment Submission

Please send written comments to the attention of Donald Barrella at 1195 Third Street, Suite 210, Napa, California, 94559, or via e-mail to donald.barrella@countyofnapa.org

Date of Notice

April 30, 2026

Signature



Signed by Lead Agency contact: Donald Barrella, Principal Planner

Date: April 30, 2026