



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
Donald Barrella, Principal Planner
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Project Information

Project Title: B&F Farms Vineyard Conversion
Agricultural Erosion Control Plan #P25-00029-ECPA for a new vineyard development totaling 10.7 gross acres.

Project Location

- Project APNs: 034-030-029 and -030
- Project Address: 7335 St. Helena Highway, Napa County, CA 94558
- Longitude/Latitude: 38° 22' 53.58" N, 122° 23' 19.79" W
- 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.
- Located within two miles: State Highway – None; Waterways – Hopper Creek and two unnamed blue-line tributaries to Dry Creek; Airports – None; Railways – None; Schools - None

Document Type

CEQA: Mitigated Negative Declaration

Local Action and Development Type

Agricultural Erosion Control Plan for a new vineyard totaling 10.7 gross acres.

Present Land Use, Zoning, and General Plan Designation:

Open space. Zoning, Agricultural Watershed, land use, Agricultural Watershed and Open Space.

Project Issues Discussed in Document

Aesthetic/Visual; Agricultural Land; Air Quality; Archeological; Biological Resources; Drainage; Forest Land/Fire Hazard; Noise; Population; Soil Erosion; Toxic/Hazardous; Traffic/Circulation ; Vegetation; Water Quality; Water Supply/Groundwater; Wetland/Riparian; Land Use; Tribal Cultural Resources; Cumulative Effects; and Greenhouse Gas.

Project Description

The proposed project involves the clearing of vegetation (non-native annual grassland, coyote brush scrub, coast live oak woodland, and ruderal or otherwise developed or disturbed lands), within the proposed project area (or clearing limits), earthmoving, and the installation and maintenance of erosion and runoff control measures and agricultural infrastructure in connection with the development of 10.7 gross acres of new vineyard, 7.8 net planted acres, within an approximate 120.0-acre holding.

Application documents can be accessed at - <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Reviewing Agencies Checklist

- California Air Resources Board
- California Department of Transportation (Caltrans) District #4
- California Department of Fish and Wildlife Region 3
- California Department of Forestry and Fire Protection
- California Native American Heritage Commission
- California Department of Pesticide Regulation
- Regional Water Quality Control Board Region 2, San Francisco Bay
- State Water Resources Control Board, Division of Water Quality
- California Department of Water Resources
- Bay Area Air District – formally Bay Area Air Quality Management District

Local Public Review Period

Starting Date: April 30, 2026

Ending Date: May 29, 2026

Applicant

Mike Hawkins
c/o Roberta Damele, Trustee ETAL
P.O. Box 3463
Yountville CA 94599
707-253-1806

Signature

A handwritten signature in black ink, appearing to read "Donald Barella". The signature is written in a cursive, flowing style with a large initial "D".

Signed by Lead Agency contact: Donald Barella, Principal Planner

Date: April 30, 2026