



Notice of Determination

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County, Department of Planning, Building and Environmental Services
Lead Agency Contact: Donald Barrella, 707-299-1338, donald.barrella@countyofnapa.org

Project Information

Project Title: B&F Farms Vineyard Conversion

County Permit(s): Agricultural Erosion Control Plan #P25-00029-ECPA for a new vineyard development totaling 10.1 gross acres.

State Clearinghouse Number: 2026041308

Project Location: 7335 St. Helena Highway, Napa, California, 94558, located at the terminus of Napanook Road approximately 3 miles southwest of its intersection with Madison Street, in the Yountville area of Napa County. Sections 10 and 11, Township 6 North Range 5 West, Mt. Diablo Base and Meridian. Latitude 38° 22' 53.58" North, Longitude 122° 23' 19.79" West.

Project APNs: 034-030-029 and 034-030-030

Project Location - County: Napa

Project Location - Nearest City: Yountville

Project Description: The project involves the clearing of vegetation (non-native annual grassland, coyote brush scrub, coast live oak woodland, knobcone pine forest, 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 10.1 gross acres of new vineyard, approximately 7.4 net planted acres, within an approximate 120.0-acre holding. As approved by Napa County PBES Director, on June 8, 2026.

Project Applicant:

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

Project Representative:

James R. Bushey, RPE #49931
PPI Engineering
2800 Jefferson Street
Napa, CA 94558

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on June 8, 2026, and made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

Signature



Donald Barrella, Principal Planner
Date: June 8, 2026