



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

Keller Yountville Vineyard LLC., Vineyard Conversion
Agricultural Erosion Control Plan #P25-00080-ECPA

Property Owner

Keller Yountville Vineyard LLC.
P.O. Box 546
Napa CA 94559

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

James Keller
Keller Yountville Vineyard LLC.
P.O. Box 546
Napa CA 94559

Project Location

- Assessor's Parcel Number 032-030-070
- 275 Long Ranch Road, St. Helena, CA 94574
- Latitude 38° 27' 34" North Longitude 122° 20' 19" West
- Section 18, Township 7 North Range 4 West, Mt. Diablo Base and Meridian
- The project site is located approximately 0.3 miles southeast of the terminus of Long Ranch Road, in the Pritchard Hill area of Napa County
- Zoning Designation: Agricultural Watershed
- General Plan Land Use Designation: 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 16.7-acre vineyard, 14 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

May 7, 2026, to June 8, 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

May 7, 2026

Signature



Signed by Lead Agency contact: Donald Barrella, Principal Planner

Date: May 7, 2026