



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: Keller Yountville Vineyard LLC., Vineyard Conversion
Agricultural Erosion Control Plan #P25-00080-ECPA for a new vineyard development totaling 16.7 gross acres.

Project Location

- Napa County
- 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.
- Located within two miles: State Highway – None; Waterways – three unnamed blue-line tributaries to either Lake Hennessey, the Napa River, or Rector Reservoir; 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 16.7 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 (Chamise Chaparral, Scrub Oak Chaparral, 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 16.7 gross acres of new vineyard, 14 net planted acres, within an approximate 152.6-acre parcel.

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: May 7, 2026

Ending Date: June 8, 2026

Applicant

James Keller
Keller Yountville Vineyard LLC.
P.O. Box 546
Napa CA 94559
707-320-4968

Signature

A handwritten signature in black ink, appearing to read "Donald Barella". The signature is fluid and cursive, with the first name "Donald" and last name "Barella" clearly distinguishable.

Signed by Lead Agency contact: Donald Barella, Principal Planner

Date: May 7, 2026