



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

Lead Agency Contact: Enrique Torres, Planner II (707) 253-4307, enriquetorres@napacounty.gov

Project Information

Project Title: Hess Tentative Parcel Map

Project Location

Project APN: 034-230-020

Project Address: 1701 Mount Veeder Road, Napa, CA 94558

Project Location - County: Napa

Project Location - Nearest City/Community: Yountville

Longitude/Latitude: 122° 23' 5.814" W / 38° 20' 47.884" N

Section-Township-Range-Base: Section 23, Township 06 North, Range 05 West, Mt. Diablo Meridian

Acres: 502.41

Located within two (2) miles: State Highway – None; Railways – None; Airports – None; Schools – None; Waterways – Unnamed seasonal blue line streams, Pickle Canyon Creek, Redwood Creek, Dry Creek Road, Segassia Creek, Carneros Creek, Browns Valley Creek, Salvador Creek, Hinman Creek.

Land Use: Residential and Agricultural

Zoning: Agricultural Watershed

General Plan: Agriculture, Watershed, and Open Space

Document Type

CEQA: Mitigated Negative Declaration

Local Action Type

Use Permit, Land Division (Subdivision, etc.)

Development Type

Other: Division of Land. No physical improvements is proposed.

Project Issues Discussed in Document

Aesthetic; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Cumulative Effects; Drainage/Absorption; Energy; Flood Plain/Flooding; Geology/Soils; Greenhouse Gas Emissions; Growth inducement, Hazards & Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mandatory Findings of Significance; Mineral Resources; Noise; Population/Housing; Public Services; Recreation; Schools/Universities; Septic System; Solid Waste; Transportation; Tribal Cultural Resources; Utilities/Service Systems; Vegetation; Wetland/Riparian; Wildfire

Project Description

Approval of a Tentative Parcel Map to allow for the land division of an existing 502.41-acre parcel, into three (3) parcels consisting of Parcel A at 177.10-acres, Parcel B at 160.83-acres, and Parcel C at 164.48-acres. There is no immediate development proposed on the resulting new parcels. Foreseeable future development on the resulting new undeveloped parcel is expected to consist of single-family residential structures, associated accessory buildings, access roads, and infrastructure. Of the three (3) proposed parcels, Parcel A is currently developed with a single-family residence. The other two (2) of the three (3) proposed parcels would require minor grading, to construct residences limited to the identified impact areas.

Reviewing Agencies Checklist

- Caltrans District 4 (DOT)
- California Department of Fish and Wildlife (CDFW) Region 3 (Bay Delta, Fairfield)
- California Native American Heritage Commission
- Regional Water Quality Control Board (Regional Water Board) Region 2

Local Public Review Period

Starting Date: October 29, 2026

Ending Date: November 30, 2026

Signature

Signature:

A handwritten signature in black ink that reads "Enrique Torres". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Signed by Lead Agency contact: Enrique Torres, Planner II

Date: October 19, 2026