



A Tradition of Stewardship
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COUNTY OF NAPA
DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES
1195 3rd Street, Suite 210
Napa, CA 94559
707.253.4417

Notice of Intent to Adopt a Mitigated Negative Declaration

1. Project Title & Number: Trust Vineyard Partners, Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) #P19-00194-ECPA
2. Property Owner(s): Wells Fargo Bank NA, and Phillips Family Co-Trustees c/o Trust Vineyard Partners
3. County contact person: Donald Barrella, Planner III, (707) 299-1338, donald.barrella@countyofnapa.org
4. Project location and APN: Approximately 1.8 miles northwest of downtown Yountville, more specifically approximately 0.25 miles southeast of the terminus of Dwyer Road.
APN 027-490-006
5. Project Sponsor: Trust Vineyard Partners c/o Bill Kelham
P.O. Box 2066
Yountville CA 94599
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Preserve (AP) and Agricultural Watershed (AW)
8. Brief Description of the Project: Agricultural Erosion Control Plan (#P19-00194-ECPA) for a proposed 13.8-acre vineyard (11.2 net vine acres) and subsequent vineyard operation and maintenance.
9. 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.

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>

April 10, 2025

DATE OF THIS NOTICE

BY: Donald Barrella

WRITTEN COMMENT PERIOD: April 10, 2025 – May 12, 2025

*Please send written comments to the attention of Donald Barrella at 1195 Third St., Suite 210, Napa, CA. 94559
or via e-mail to donald.barrella@countyofnapa.org*

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 299-1335