

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY,  
STATE OF CALIFORNIA AMENDING OR ESTABLISHING CERTAIN  
AGRICULTURAL PRESERVES (TYPES A & H)**

**WHEREAS**, this Board conducted a public hearing on December 16, 2025, as required by California Government Code section 51230, to determine whether to approve those applications for new Type A and H Agricultural Preserves which are identified in Exhibit “A”, attached hereto and incorporated by reference herein; and

**WHEREAS**, it has been determined that this type of project does not have a significant effect on the environment and is exempt for the California Environmental Quality Act [See Class 17 (Open Space Contracts or Easements) which may be found in the guidelines for the implementation of the California Environmental Quality Act at Title 14 CCR Section 15317.].

**NOW, THEREFORE, BE IT RESOLVED** by the Napa County Board of Supervisors as follows:

1. The Board finds and determines in regard to each Agricultural Preserve proposed in Exhibit “A” that is less than one hundred (100) acres in size, that the smaller preserve size is necessary due to the unique characteristic of the agricultural enterprises to be conducted within the preserve and the adjacent area, and further finds that the size of each such proposed preserve is consistent with the Napa County General Plan.
2. The Boards finds and determines that the public interest, convenience, and necessity require the establishment of each of the Agricultural Preserves identified in Exhibit “A”.
3. The Board authorizes the Chair to execute each of the corresponding contracts associated with the Agricultural Preserves identified in Exhibit “A”.

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4. The Board directs the Clerk of the Board to record with the Napa County Recorder a copy of each contract, together with a reference to the map showing the location of the agricultural preserve in which the property lies.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED**  
by the Napa County Board of Supervisors, State of California, at a regular meeting of said Board held on the 16th day of December 2025, by the following vote:

AYES: SUPERVISORS \_\_\_\_\_

NOES: SUPERVISORS \_\_\_\_\_

ABSTAIN: SUPERVISORS \_\_\_\_\_

ABSENT: SUPERVISORS \_\_\_\_\_

NAPA COUNTY, a political subdivision of the  
State of California

By: \_\_\_\_\_  
ANNE COTTRELL,  
Chair of the Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> Deputy County Counsel</p> <p>Date: November 20, 2025 FV 2025 Contracts</p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>_____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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**EXHIBIT "A"**  
**NEW AGRICULTURAL PRESERVE APPLICATIONS 2025\***

#	Preserve Number	Property Owner	Preserve Type	Acreage	Assessor's Parcel Number	General Area	Min. Annual Imputed Income/AC	Gen. Plan Desig.	City Proximity Notice Req'd	LAFCO Notice Req'd	Affirmative Ag.Com. Opinion Filed
1	P23-00302	Constellation Brands U.S. Operations Inc.	A	98.16	027-280-079	7801 St Helena Highway north of Walnut Drive and Oakville Cross Road.	N/A	AR	No	No	Yes
2	P23-00303	Constellation Brands U.S. Operations Inc.	A	28.35	027-280-078	North of Walnut Drive on a private drive west of 7801 St Helena Hwy in Oakville.	N/A	AR	No	No	Yes
3	P25-00246	Frostfire Vineyards II LLC	H	18.68	018-060-013	Near the end of Friesen Road off N White Cottage Road in the Angwin Area.	\$175.00	AWOS	No	No	Yes
4	P25-00247	Frostfire Vineyards II LLC	H	114.32	021-010-003	4060 Silverado Trail near its intersection with Larkmead Lane.	\$25.00	AWOS	No	No	Yes
5	P25-00248	Frostfire Vineyards II LLC	H	20	018-060-012	Near the end of Friesen Road off N White Cottage Road in the Angwin Area.	\$175.00	AWOS	No	No	Yes
6	P25-00260	DDNG Inc.	A	12.64	031-120-041	1201 Yount Mill Road east of St Helena Highway.	N/A	AR	No	No	Yes
7	P25-00261	Yountville Vineyards LLC	A	21.68	031-120-040	7466 St Helena Highway south of Yount Mill Road.	N/A	AR	No	No	Yes
8	P25-00265	Mancini Trust and Agapoff	A	21.86	017-230-019	2555 Greenwood Avenue west of Silverado Trail.	N/A	AR	Yes Calistoga	Yes	Yes
9	P25-00267	Bob's Vineyard LLC	A	19.7	017-230-026	2525 Greenwood Avenue west of Silverado Trail.	N/A	AR	Yes Calistoga	Yes	Yes
10	P25-00268	Madrigal Family Trust	A	30.23	022-010-039	3720 N St Helena Highway on a private driveway south of Larkmead Lane.	N/A	AR	No	No	Yes
11	P25-00269	Opus One Winery LLC	A	42.8	031-080-028	7706 State Highway 29 located south of Oakville Cross Road.	N/A	AR	No	No	Yes
12	P25-00270	Opus One Winery LLC	H	47.9	032-540-003	3229 Soda Canyon Road on a private driveway off Soda Canyon Road	\$80.00	AWOS	No	No	Yes

#	Preserve Number	Property Owner	Preserve Type	Acreage	Assessor's Parcel Number	General Area	Min. Annual Imputed Income/AC	Gen. Plan Desig.	City Proximity Notice Req'd	LAFCO Notice Req'd	Affirmative Ag.Com. Opinion Filed
13	P25-00273	Infinite Leisure LLC	H	42.16	043-061-023	1301 Grandview Drive off Hilton Avenue in the Foster Road Area of Napa.	\$80.00	AWOS	Yes Napa	Yes	Yes
14	P25-00274	Infinite Leisure LLC	H	65.31	043-061-024	1200 Grandview Drive off Hilton Avenue in the Foster Road Area of Napa.	\$50.00	AWOS	Yes Napa	Yes	Yes

\*The information provided in this table is required pursuant to the California Land Conservation (Williamson) Act.