



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT A NEGATIVE DECLARATION

On Wednesday morning, the 4th day of June, 2025, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Wildfoote Tentative Parcel Map; P23-00076-TPM

Location: APN # 032-530-019, 6110 Silverado Trail. The subject property is approximately 126.8-acres. The parcel is located on the east side of Silverado Trail approximately six (6) miles north of the City of Napa and two (2) miles south of Yountville Cross Road.

Zoning and General Plan Designation: Agricultural Preserve (AP) and Agricultural Watershed (AW) zoning districts and Agricultural Resource (AR) general plan designation.

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of Mitigation Measures. Mitigation Measures are proposed for the following area: Biological Resources. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Tentative Parcel Map, proposing to subdivide a 126.8-acre parcel into two (2) parcels, (Parcel one (1)) 85.8-acres and (Parcel two (2)) 41-acres. No immediate development is proposed for the newly created parcels. However, potential foreseeable future development is anticipated to include single-family residences, accessory structures, access roads, and supporting infrastructure. The layout of the Tentative Parcel Map includes proposed private road alignments and residential building envelopes for the resulting proposed parcel.

Application materials, including the draft environmental determination are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project, the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from May 1, 2025, through June 3, 2025. Comments or appointment requests to review documents should be directed to Curtis Sawyer, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1361 or curtis.sawyer@countypofnapa.org. Comments must be received by Noon on June 3, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: May 1, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services