

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.

1195 THIRD STREET, SUITE 210, NAPA, CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St.
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Curtis Sawyer, Planner II PHONE: 707-299-1361; curtis.sawyer@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2025050139

PROJECT TITLE: Wildfoote Tentative Parcel Map (P23-00076-TPM)

PROJECT LOCATION: APN # 032-530-019; 6110 SILVERADO TRAIL, NAPA, CA. 94558

PROJECT LOCATION - CITY (NEAREST): NAPA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: 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.

COUNTY PERMIT (S): Tentative Parcel Map (P23-00076-TPM)

APPLICANT NAME: Shafer Vineyards Inc.

ADDRESS: 6110 Silverado Trail, Napa. CA 94558

REPRESENTATIVE: Jon Webb, New Albion California Inc.

ADDRESS: 1113 Hunt Ave, St. Helena, CA. 94574

PHONE: 707-963-1217


This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on June 4, 2025, and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Planning Department

1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: June 11, 2025 TITLE: Planner II
Name: Curtis Sawyer

Date received for filing and posting at OPR: June 11, 2025