

“A”

Recommended Findings  
Wildfoote Tentative Parcel Map  
P23-00076-TPM

**PLANNING COMMISSION HEARING – JUNE 4, 2025**  
**RECOMMENDED FINDINGS**  
**WILDFOOTE TENTATIVE PARCEL MAP #P23-00076-TPM**  
**6110 SILVERADO TRAIL, NAPA. CA 94558 APN 032-530-019**

**ENVIRONMENTAL:**

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings. That:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration is based on independent judgment exercised by the Commission.
3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological resources are incorporated into the project approval.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites numerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Room 210, Napa, Calif.

**PLANNING AND ZONING ANALYSIS:**

The Commission has reviewed the tentative parcel map request in accordance with the requirements of the Napa County Subdivision Ordinance (County Code Chapter 17.14). Section 17.14.060 of the Code requires that the Commission "shall deny approval of a tentative map if it makes any of the following findings:"

8. The proposed map is not consistent with applicable general and specific plans.

**Analysis:** The project site is designated as AR (Agricultural Resource) on the County's adopted General Plan Land Use Map, is zoned with both AW & AP (Agricultural Watershed, Agricultural Preserve) zoning districts. General Plan Agricultural Preservation and Land Use Policy AG/LU-21,

Policy AG/LU- 114 and Table AG/LU-B allow for the minimum parcel size for the parcel to be 40 acres. Thus, the subject application and division of land is consistent with the Napa County General Plan and the AR minimum lot size. The subdivision has been reviewed by Staff and found consistent with regulations of Chapters 18 (Zoning) & 17 (Subdivision). There are no applicable specific plans subject to the property.

9. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

**Analysis:** The design and improvements proposed here are fully consistent with the County's adopted General Plan. The Engineering Division of the County's Planning, Building, and Environmental Services Department has reviewed the proposed access roads and recommended approval with conditions of approval. The proposed Tentative Parcel Map is consistent with the AW and AP zoning districts and with the County's adopted General Plan. A Mitigated Negative Declaration has been prepared as a component of this project. As analyzed therein, the project will not cause serious public health or safety problems.

10. The site is not physically suitable for the type of development.

**Analysis:** The very large lot sizes required by the property's AR General Plan designation and AW and AP zoning districts are designed to ensure that the types of development allowed (primarily agriculture and large lot residential) on properties so-designated are fully appropriate and physically suitable.

11. The site is not physically suitable for the proposed density of development.

**Analysis:** The lot sizes required by the property's AR General Plan designation and AW and AP zoning districts are designed to ensure that densities allowed on properties so-designated are fully appropriate and physically suitable. Any development eventually occurring on the two (2) approved parcels will be at exceptionally low density given the parcel size.

12. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**Analysis:** An Initial Study, Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project in accordance with the California Environmental Quality Act (CEQA). As detailed in the environmental analysis, with implementation of the required mitigation measures, the project would not result in substantial environmental damage or have a significant adverse effect on fish, wildlife, or sensitive habitats. The project applicant has proposed the land division to accommodate potential future development of single-family residences and associated infrastructure. Any future discretionary development on the site will be required to comply with all applicable provisions of the Napa County Code and CEQA.

13. The design of the subdivision or of the improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

**Analysis:** There are no public access easements applicable to this property.