



Legislation Details

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File created: 7/21/2022 **In control:** Board of Supervisors

On agenda: 9/13/2022 **Final action:**

Title: PUBLIC HEARING 10:00 AM

MEADOWOOD RESORT, LLC, MEADOWOOD ASSOCIATES, A LIMITED PARTNERSHIP & HMS VINEYARDS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY / MEADOWOOD NAPA VALLEY REHABILITATION PROJECT / USE PERMIT MINOR MODIFICATION NO. P21-00211-MOD & DEVELOPMENT AGREEMENT

(1) First reading and intention to adopt an Ordinance approving the Development Agreement between Meadowood Resort, LLC, Meadowood Associates, a Limited Partnership, HMS Vineyards, LLC a Limited Liability Partnership, and Napa County; (2) Consider the Planning Commission's recommendations to approve the Meadowood Napa Valley Rehabilitation Project Use Permit Minor Modification No. P21-00211-MOD and the conditions of approval; (3) Find the project Statutorily and Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to a statutory exemption to repair, restore, demolish, or replace property or facilities damaged by a disaster (Public Resources Code § 21080(b)(3)); an exemption for a project that is consistent with a Community Plan, General Plan, or Zoning Code (CEQA Guidelines § 15183); and categorical exemptions for Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction of Existing Structures of Facilities), and Class 3 (Construction of New Small Facilities or Structures) types of projects (CEQA Guidelines §§ 15301, 15302 & 15303); and an exemption under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, otherwise known as the "Common Sense Exemption" (CEQA Guidelines § 15061(b)(3)). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA under the aforementioned exemptions pursuant to Napa County's Local Procedures for Implementing CEQA and the CEQA Guidelines; and (4) Approve the Meadowood Napa Valley Rehabilitation Project Use Permit Minor Modification No. P21-00211-MOD subject to the recommended conditions of approval.

The project consists of the rebuilding and rehabilitating of Meadowood Napa Valley and a Development Agreement. The project is generally located at 900 Meadowood Lane (Assessor Parcel Nos. 025-080-032, -033, -034, -035, and -036; "Resort Property") and 1030 Silverado Trail, St. Helena, California (Assessor Parcel Nos. 025-110-049, -050, -064, -065, and -066 and 025-120-007; "NV Reserve Property" and together with the Resort Property, the "Property"). The Resort Property is within the Planned Development (PD) Zoning District and the NV Reserve Property is within the Agricultural Watershed Zoning District. The entirety of the Property is within the Agriculture, Watershed, and Open Space general plan designation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Recommended Findings, 2. Recommended Conditions of Approval & Agency Memos, 3. Development Agreement Ordinance, 4. Development Agreement, 5. Applicant Presentation 1 (added after meeting), 6. Applicant Presentation 2 (added after meeting), 7. PBES Presentation (added after meeting)

Date	Ver.	Action By	Action	Result
9/13/2022	1	Board of Supervisors		