

“A”

Planning Commission Resolution
Recommendation to the
Board of Supervisors

Pridmore Property
General Plan Amendment P17-00135
Rezone P20-00223 and Use Permit P20-00222
Planning Commission Hearing May 15, 2024

RESOLUTION NO. 2024-____

**A RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE NAPA COUNTY BOARD OF SUPERVISORS
AMEND THE NAPA COUNTY GENERAL PLAN TO CHANGE THE LAND USE
DESIGNATION FROM “AGRICULTURAL WATERSHED AND OPEN SPACE
(AWOS)” TO “URBAN RESIDENTIAL (UR)”; MAKE NECESSARY CHANGES TO
THE GENERAL PLAN MAP TO ACCOMMODATE THE PROJECT; REZONE
PARCEL APN 032-130-026 FROM AGRICULTURAL WATERSHED (AW) TO
COMMERCIAL LIMITED (CL); GRANT USE PERMIT P20-00222 ALLOWING THE
CONSTRUCTION AND OPERATION OF A 9-UNIT LODGING FACILITY; AND
ADOPT THE NEGATIVE DECLARATION**

WHEREAS, on March 30, 2017, applicants Gil, Catherine, and Kelly Pridmore (Pridmore) applied for a General Plan Amendment, and on August 28, 2020, applied for a Rezone and a Use Permit to allow for a small lodging facility hereafter the “Project”; and

WHEREAS, California Government Code Section 65350, et seq. provides for the procedure to amend County General Plans at the option of local legislative bodies; and

WHEREAS, Resolution No. 05-173 establishes the County’s local procedures for initiating and processing General Plan Amendments and authorizes the Planning Commission to review and make recommendations to the Board of Supervisors on proposed amendments to the Napa County General Plan; and

WHEREAS, on August 29, 2017, in accordance with its local procedures for initiating General Plan Amendments, the Board made the required findings and initiated a General Plan amendment to re-designate approximately 5.03 acres located at 1283 Capell Valley Road/Highway 128, Napa, CA (APN 032-130-026) from Agricultural, Watershed and Open Space (AWOS) to Urban Residential (U); and

WHEREAS, California Government Code Section 65853, et seq. provides the procedure to amend zoning ordinances; and

WHEREAS, on May 15, 2024, pursuant to and in conformance with Sections 65854 and 65353 of the California Government Code, the Planning Commission conducted a duly noticed public hearing on the proposed General Plan Amendment and rezoning; and

WHEREAS, the proposed General Plan Amendment map change is attached as Exhibit A and incorporated here by reference. The proposed General Plan Amendment would change the map of the Napa County General Plan by re-designating 1283 Capell Valley Road/Highway 128, Napa, CA (APN 032-130-026) Agricultural, Watershed and Open Space (AWOS) to Urban Residential (U); and

WHEREAS, the proposed rezoning ordinance (attached as Exhibit B) would change the parcel’s zoning district from Agricultural Watershed (AW) to Commercial Limited (CL); and

WHEREAS, the requested Use Permit would allow for a small lodging facility consisting of nine (9) units, guest check-in, office, and agricultural barn; and

WHEREAS, the Planning Commission considered all public testimony and evidence presented regarding the merits of the proposed General Plan Amendment, rezone, and Use Permit and Negative Declaration; and

WHEREAS, having considered all of the evidence, the Planning Commission desires to adopt this Resolution recommending that the Board take the required actions to approve the Project.

NOW, THEREFORE, BE IT RESOLVED the Napa County Planning Commission recommends the Board of Supervisors approve the Project and take all necessary actions as follows:

- A. Adopt the Project Negative Declaration and required findings;
- B. Approve a resolution amending the General Plan Map as depicted in Exhibit A;
- C. Adopt an ordinance rezoning the parcel from Agricultural Watershed (AW) to Commercial Limited (CL) as set forth in Exhibit B; and
- D. Approve a use permit and associated findings as set forth in Exhibit C authorizing the lodging facility.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Planning Commission at a special meeting of the Commission held on the 15th of May, 2024, by the following vote:

AYES: COMMISSIONER

NOES: COMMISSIONER _____

ABSENT: COMMISSIONER _____

_____, Chair (By e-signature)
Napa County Planning Commission

<p style="text-align: center;">APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> (<u>e-signature</u>)</p> <p>Date: April 24, 2024 Doc. No. 113660</p>
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***The following documents are attached separately as attachments B, C, and D respectively to the
May 15, 2024, Planning Commission Staff Report.**

EXHIBIT A

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY,
STATE OF CALIFORNIA, AMENDING THE NAPA COUNTY GENERAL
PLAN TO CHANGE THE LAND USE DESIGNATION OF 1283 CAPELL
VALLEY ROAD NAPA, CA (APN 032-130-026) FROM “AGRICULTURAL
WATERSHED AND OPEN SPACE” (AWOS) TO “URBAN RESIDENTIAL”
(UR) AND MAKE NECESSARY CHANGES TO THE GENERAL PLAN MAP
TO ACCOMMODATE THE PROJECT

EXHIBIT B

AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE
OF CALIFORNIA REZONING APN 032-130-026 FROM AGRICULTURAL
WATERSHED (AW) TO COMMERCIAL LIMITED (CL)

EXHIBIT C

RECOMMENDED FINDINGS FOR BOARD OF SUPERVISORS ADOPTION