

Attachment A

Planning Commission Recommendation
Resolution No. 2024-001-PC



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
Main: (707) 253-4417

Brian D. Bordona
Director

MEMORANDUM

To: Neha Hoskins, Clerk of the Board of Supervisors

From: Emily Hedge, Planner III

Date: May 17, 2024

Re: Pridmore Property Lodging Facility
General Plan Amendment P17-00135
Rezone P20-00223
Use Permit P20-00222

On May 15, 2024, following a duly noticed public hearing, the Planning Commission acted to make the following unanimous (3-0) recommendation regarding an applicant-proposed General Plan Amendment, Rezoning, and Use Permit application for Napa County Assessor's Parcel Number 032-130-026.

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt the Negative Declaration;
2. Adopt a resolution to amend the General Plan to change the property's land use designation from AWOS to UR (P17-00135);
3. Adopt an ordinance to rezone the property from the AW zoning district to the CL zoning district (P20-00223); and
4. Approve Use Permit P20-00222, subject to the recommended conditions of approval.

See attached Resolution No. 2024-001-PC. The project will be agendized for the September 10, 2024, Board of Supervisors hearing.

Attachments: Resolution No. 2024-001-PC

RESOLUTION NO. 2024-001-PC

**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.

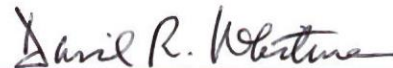
THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Planning Commission at a special meeting of the Commission held on the 15th of May, 2024, by the following vote:

AYES: COMMISSIONERS Kara Brunzell, Heather Phillips, Dave Whitmer.


NOES: COMMISSIONERS None.

ABSTAIN: COMMISSIONERS None.

ABSENT: COMMISSIONERS Megan Dameron, Andrew Mazotti.



DAVE WHITMER, Chair of the
Napa County Planning Commission

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> (<u>e-signature</u>)</p> <p>Date: November 22, 2023 Doc. No. 113660</p>	<p>ATTEST:</p> <p>By: </p> <p>Alexandria Quackenbush</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

“B”

**Recommended Resolution for
General Plan Amendment
(Exhibit A)**

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 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**

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 GPAs 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 GPAs, 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 0032-130-026) from Agricultural, Watershed and Open Space (AWOS) to Urban Residential (UR); and

WHEREAS, on May 15, 2024, pursuant to and in conformance with Section 65353 of the California Government Code, the Planning Commission conducted a duly noticed public hearing on the proposed GPA attached as Exhibit “A” and incorporated here by reference. The proposed GPA would change the map of the Napa County General Plan by re-designating approximately 5.03 acres located 1283 Capell Valley Road/Highway 128, Napa, CA (APN 0032-130-026) from AWOS to UR; Upon close of the public hearing, the Planning Commission adopted Planning Commission Resolution _____ and forwarded its recommendation on the proposed GPA and other components of the Project to the Board of Supervisors; and

WHEREAS, Government Code section 65358 (b) provides that a legislative body may not amend a mandatory element of its general plan more than four times during any calendar year but, subject to that limitation, may amend any mandatory element at any time deemed appropriate by the legislative body; and

WHEREAS, the proposed GPA to the Agricultural Preservation and Land Use Element to accommodate the Project will not result in more than four amendments to the Napa County General Plan during the calendar year 2024; and

WHEREAS, on _____, 2024, the Board conducted a duly noticed public hearing on the above-referenced General Plan Amendment, received testimony and considered the Planning Commission’s recommendation regarding the merits of implementing the proposed GPA; and

WHEREAS, having considered all of the evidence, the Board desires to adopt the proposed GPA.

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

- A. The Board adopts the Negative Declaration for the Project and finds according to the Negative Declaration that the Project does not result in potentially significant effects to the environment. The Project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- B. Adoption of the proposed GPA will not cause the General Plan to become internally inconsistent. The General Plan comprises an integrated, internally consistent, and compatible statement of policy governing land use in the unincorporated areas of the county. The existing AWOS land use designation allows for certain types of development across the subject site. The proposed UR designation allows for different types of development over the same area. Changing the land use designation from AWOS to UR does not affect or conflict with the policies applicable to the site, nor does it otherwise amend the General Plan.

[Remainder of Page Left Blank Intentionally]

- C. The Board hereby adopts the proposed map amendment to the General Plan as set forth in Exhibit “A” attached and incorporated here by reference, and directs the Planning, Building and Environmental Services Department to integrate the changes approved above into the Napa County General Plan.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the _____ day of _____, 2024, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

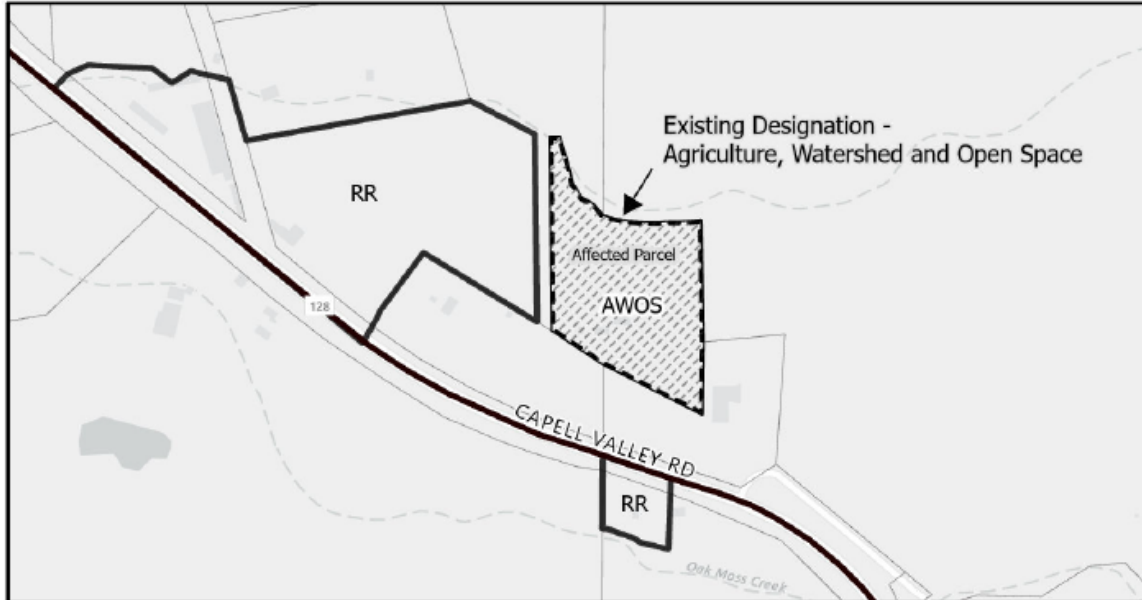
ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

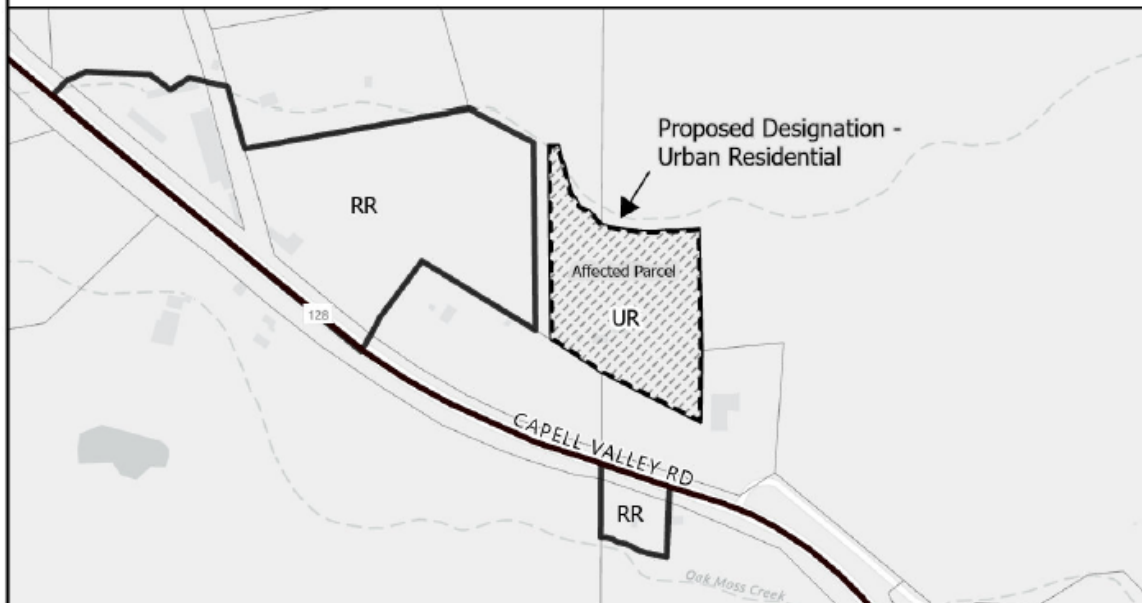
By: _____
 JOELLE GALLAGHER, Chair of the Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: _____ (e-sign) Deputy County Counsel</p> <p>Date: _____</p> <p>PL No.: <u>113659</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By:</p> <p>_____</p>
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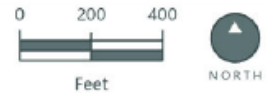
EXHIBIT A



Existing Designation



Proposed Designation



General Plan Designations | APN: 032-130-026

DATE PUBLISHED: 4/5/2024
DATE REVISED:

AUTHOR: SC
MAP SCALE: 1:4,800

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data displayed herein.

PLANNING, BUILDING, &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
PLACER, CA 95659
(707) 253-4417



“C”

Recommended Ordinance for Rezone
(Exhibit B)

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

ORDINANCE NO. 2024-____

**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)**

WHEREAS, Gil Cory Pridmore and Catherin Marie Pridmore, Husband and Wife; and Kelly Dean Pridmore, A Married Man as his Sole and Separate Property, as Joint Tenants ("Landowners"), hold legal title to an approximately 5.03 acre parcel of real property in Napa County located at 1283 Capell Valley Road/Highway 128, Napa, California, designated by Assessor's Parcel Number (APN) 032-130-026 (the "Property"), and is more particularly described in the maps shown on Exhibit A; and

WHEREAS, Landowners have proposed rezoning Property from Agricultural Watershed (AW), a zoning district that does not permit hotels and motels, to Commercial Limited (CL), a zoning district that does permit hotels and motels upon issuance of a use permit, to support the proposed project (the "Project"); and

WHEREAS, after conducting a duly noticed public hearing, the Planning Commission by a vote of ____, on May 15, 2024, recommended that the Napa County Board of Supervisors ("Board") adopt the Negative Declaration and adopt the proposed Ordinance rezoning the Property to Commercial Limited; and

WHEREAS, thereafter on _____ 2024, the Board held a duly noticed public hearing on the rezoning application pursuant to California Government Code Section 65856.

NOW, THEREFORE, the Napa County Board of Supervisors, State of California, ordains as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Board has received and reviewed the Negative Declaration pursuant to the provisions of CEQA and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. Prior to taking action on the Negative Declaration and the Project, the Board read and considered said Negative Declaration;
2. The Negative Declaration is based on independent judgment exercised by the Board;
3. The Negative Declaration was prepared and considered in accordance with the requirements of CEQA;
4. Considering the record as whole, there is no substantial evidence that the Project will have a significant effect on the environment;
5. The Clerk of the Board of Supervisors is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Clerk on the Board, 1195 Third Street, Third Floor, Napa, CA.

Therefore, the Board hereby adopts the Negative Declaration for the Project and finds according to the Negative Declaration that the Project does not result in potentially significant effects to the environment. The Project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

SECTION 3. The Board finds that Pursuant to Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance and Rezone are mostly consistent with the County's Zoning Ordinance and the following goals, policies, action items and objectives and programs of the County's General Plan:

Goals: AG/LU-1, AG/LU-2, AG/LU-3, and CON-10.

Policies: AG/LU-1, AG/LU-4, AG/LU-5, AG/LU-12, AG/LU-15, AG/LU-15.5, AG/LU-24, AG/LU-26, AG/LU-34, AG/LU-89, AG/LU-56, AG/LU-78, AG/LU-114, E-9, E-20, E-21, CON-10, CON-53, CON-55, CON-60.5, CON-72, CON-77, CON-81, SAF-20

SECTION 4. That the subject Property which is zoned Agricultural Watershed (AW) is hereby rezoned to Commercial Limited (CL). The official zoning map shall be amended to reflect this change consistent with the requirements of Chapter 18.12. The rezoning of APN 032-130-026 from Agricultural Watershed (AW) to Commercial Limited (CL) is consistent with the Napa County General Plan (2008) in that General Plan Policy AG/LU-114 and implementing Table AG/LU-B identify CL as an appropriate zoning district for lands designated Urban Residential by the General Plan Land Use Map where rezoning is proposed, and the parcel is so designated.

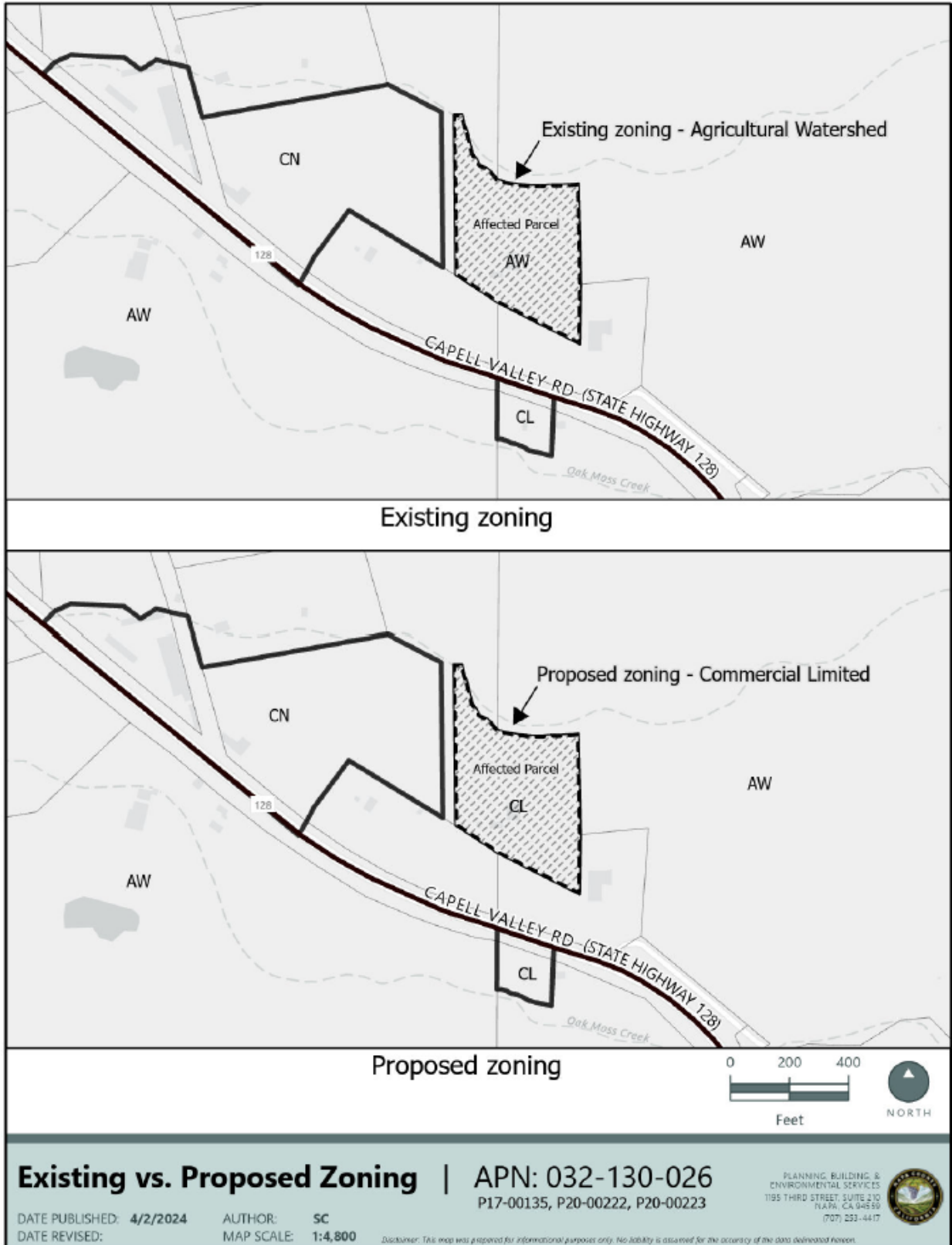
SECTION 5. This ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 6. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the County of Napa hereby declares it would have passed and adopted this ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 7. A summary of this ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and against the same.

The foregoing Ordinance was recommended for adoption and public hearing held thereon before the Napa County Planning Commission on the 15th day of May, 2024. The Planning

EXHIBIT A



Existing vs. Proposed Zoning

APN: 032-130-026
P17-00135, P20-00222, P20-00223

PLANNING, BUILDING &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94959
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DATE PUBLISHED: 4/2/2024
DATE REVISED:

AUTHOR: SC
MAP SCALE: 1:4,800

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

... by PBES staff member Emily (2024-03-18) P20-00222 Pridmore Rezone (2024-03-18) P22-00222 Pridmore Rezone.aprx

“D”

Recommended CEQA
and Use Permit Findings
(Exhibit C)

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

**PLANNING COMMISSION HEARING – MAY 15, 2024
RECOMMENDED FINDINGS FOR BOARD OF SUPERVISORS ADOPTION**

**Pridmore Property Lodging Facility
GP Amendment P17-00135
Rezone P20-00223 and
Use Permit P20-00222
1283 Capell Valley Road/Highway 128
APN 032-130-026-000**

ENVIRONMENTAL:

The Board of Supervisors (Supervisors) has received and reviewed the proposed Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. The Supervisors has read and considered the Negative Declaration prior to taking action on said Negative Declaration and the proposed project.
2. The Negative Declaration is based on independent judgment exercised by the Supervisors.
3. The Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
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 enumerated 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. The records are located at the Clerk of the Board, 1195 Third Street, Third Floor, Napa, California.

PLANNING AND ZONING ANALYSIS:

The Supervisors have reviewed the Use Permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

8. The Supervisors have the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: Following approval of the changes to the General Plan and Zoning designations, the project will be consistent with the Commercial Limited (CL) zoning district regulations.

The lodge is included in the Hotels, motels, and inns, which are permitted in the CL District with an approved use permit and the caretaker unit is a commercial accessory dwelling unit, which is permitted in the CL District with an approved use permit.

9. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The Use Permit, General Plan amendment, and zoning change have been appropriately filed and notice, and public hearing requirements have been met. The hearing notice and intent to recommend adoption of a Negative Declaration were posted on April 25, 2024, and copies were forwarded to appropriate persons on the mailing list. The public comment period ran from April 25, 2024, to May 14, 2024.

10. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting the Use Permit for the project, as proposed and conditioned, will not adversely affect the health, safety or welfare of the County. Various County divisions and departments have reviewed the project and commented regarding site access, parking, water and wastewater disposal systems, building permits, and fire protection. Recommended Conditions of Approval incorporate County comments into the project to ensure the protection of the public health, safety, and welfare is maintained during construction and operation of the project.

11. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

Analysis: Compliance with the Zoning Ordinance

Following approval of the change to the General Plan, the property Zoning designation can be rezoned to CL. The property complies with chapter 18.28.10, meeting the characteristics of properties which can be zoned CL. The project will be consistent with the Commercial Limited (CL) zoning district regulations. The lodge is included in the Hotels, motels, and inns, which are permitted in the CL District with an approved use permit and the caretaker unit is a commercial accessory dwelling unit, which is permitted in the CL District with an approved use permit. The proposed facility has been designed to comply with the requirements of the CL zoning (Napa County Code Section 18.28.) Physical improvements will ensure the project meets County requirements for stormwater management, complies with the Road and Street Standards (RSS), and meeting Environmental Health Division regulated standards for a water system and wastewater processes. The project, as conditioned, complies with the Napa Zoning Code as applicable.

Analysis: Compliance with the General Plan

Considering the multiple topics applicable to this area of the county, including agricultural preservation, visitation to Lake Berryessa, tourism, and economic development, staff finds that the proposed changes in the general plan and zoning designations, along with the proposed lodging facility, are consistent with a number of the overall goals and policies set forth for the County. As detailed in the General Plan Consistency Analysis, the project, as conditioned, is consistent with and does not conflict with the overall goals and objectives of the General Plan (2008). See Attachment E - General Plan Consistency Analysis.

12. That the proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Sections 13.15.070 or 13.15.080 of the County Code.

Analysis: The project is consistent with General Plan Conservation Policies CON-53 and CON-55, which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources.

As detailed in the Preliminary Water System Technical Report, prepared by CMP Civil Engineering, dated July 22, 2020, the school was served by a state approved small Transient Non-Community water system sourced by the existing well and 10,000-gallon storage tank. The applicant will be required to submit to the State for a new water system permit and improvements to the existing system or the addition of new infrastructure may be required.

The WAA prepared by CMP Civil Engineering, dated February 9, 2023, Tier 1 demonstrated that the estimated annual water use of 3.20 acre feet is less than the potential annual recharge of 4.98 acre-feet. The report reasonably demonstrates that the subject parcel and well has enough potential recharge capacity to serve the proposed use.

Therefore, the project is considered not to have potential to significantly impact groundwater resources. The requested Use Permit Modification is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes.