

“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.

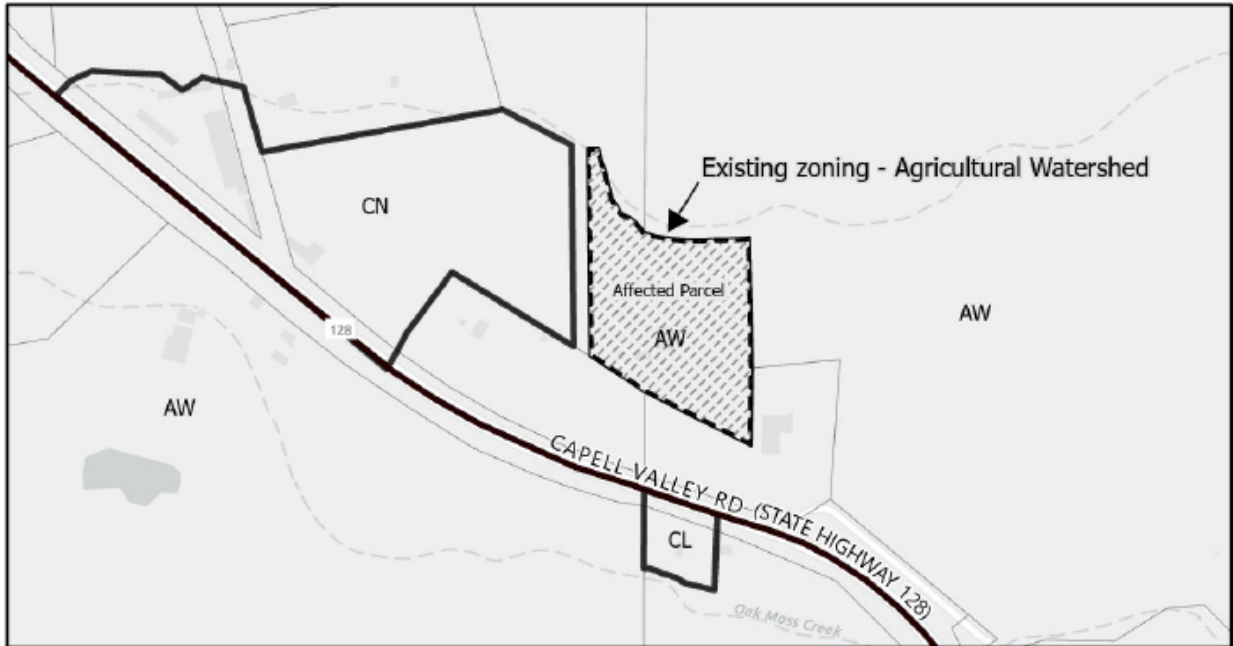
SECTION 5. This ordinance shall be effective thirty (30) days from and after the date of its passage.

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.

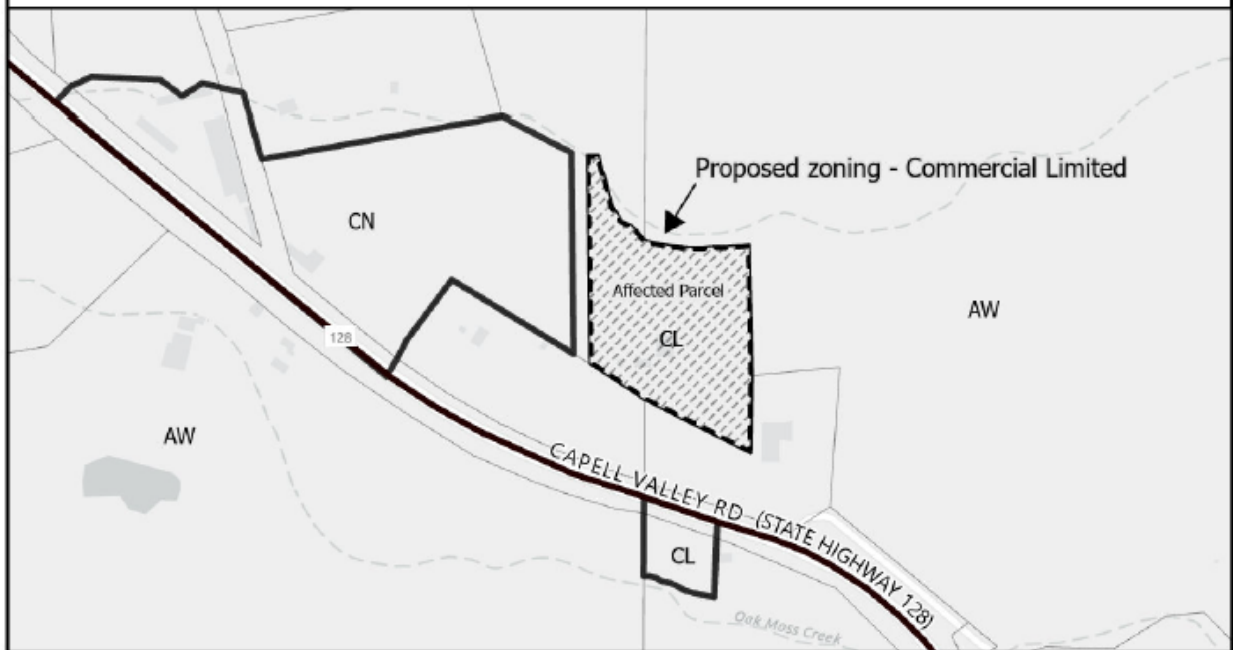
SECTION 7. A summary of this ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the Napa Valley Register, a newspaper of general circulation published in Napa County, together with the names of members voting for and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

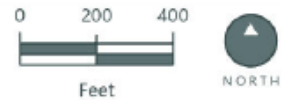
EXHIBIT A



Existing zoning



Proposed zoning



Existing vs. Proposed Zoning | APN: 032-130-026
P17-00135, P20-00222, P20-00223

DATE PUBLISHED: 4/2/2024 AUTHOR: SC
DATE REVISED: 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