

Planning, Building & Environmental Services



Pridmore Property

General Plan Map Amendment, Rezone, and Use Permit

Emily Hedge, Planner III



Agenda

- Project Proposal
- Discussion
- Staff Recommendation



Project Proposal

The Project includes:

1. General Plan Amendment (GPA)
2. Zone Change
3. Use Permit



Project Location

- 1283 Capell Valley Road
(Highway 128)
- APN: 032-130-026-000
- 5.03-acre parcel
- Former Capell Valley
Elementary School



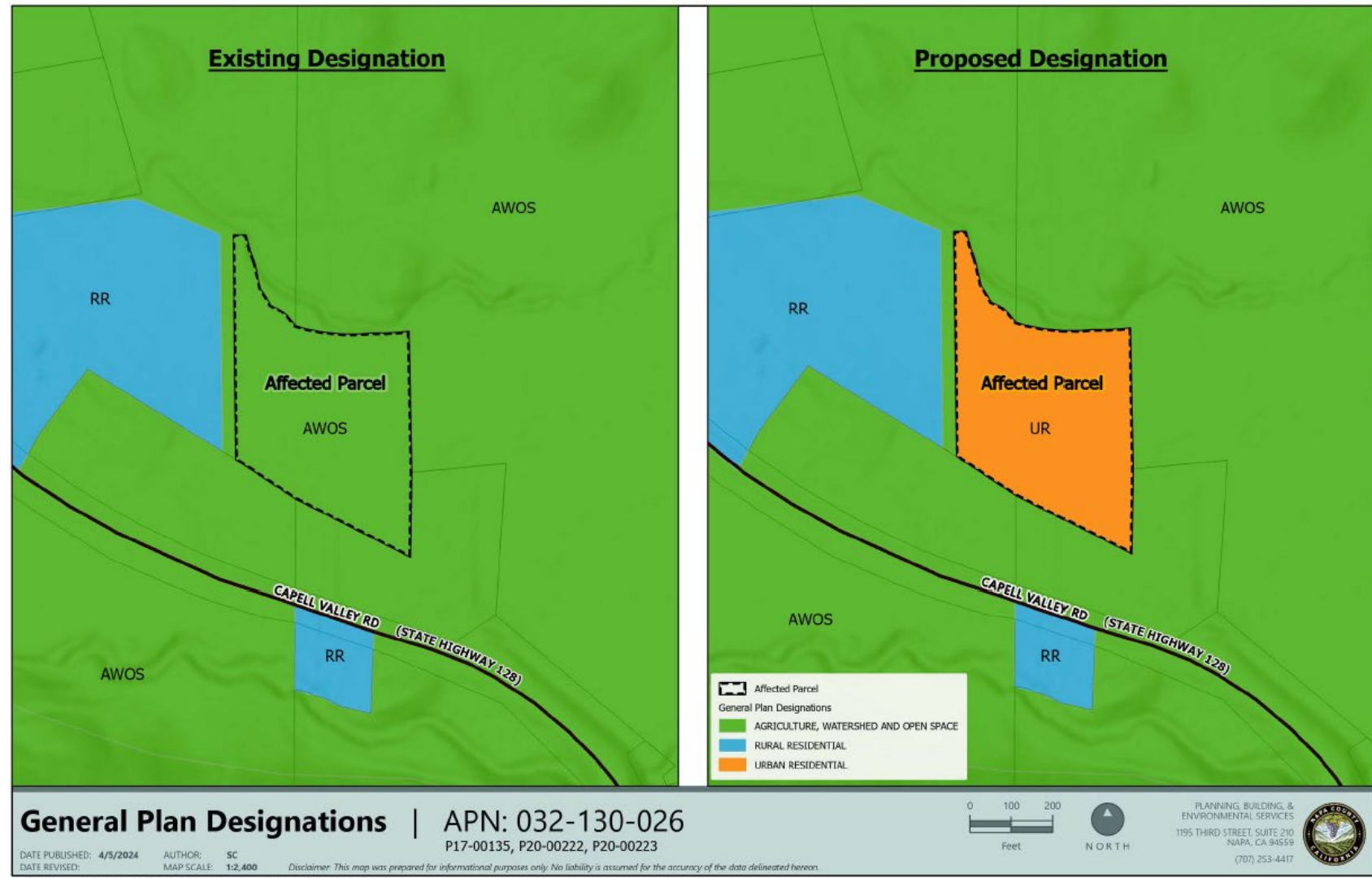
Project History

- 2017 – BOS Hearing to initiate the GPA.
- 2020 – Applicant submitted the GPA, Zone Change, and Use Permit
- 2024 – PC Hearing - Resolution No. 2024-001-PC (Attachment A)



General Plan Amendment

Change the land use designation from Agriculture, Watershed and Open Space (AWOS) to Urban Residential (UR).

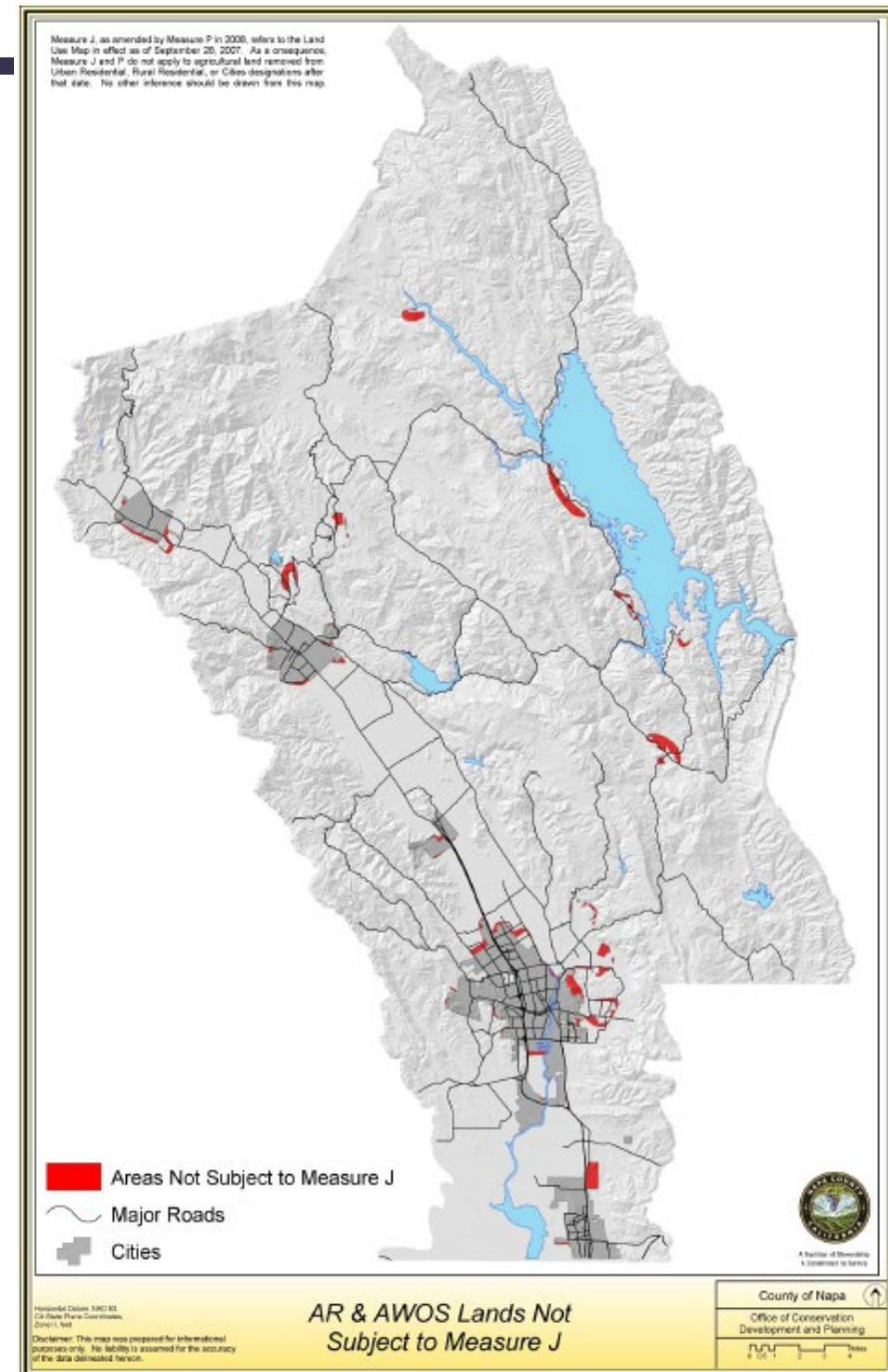


Measure J and Measure P

The proposed GPA is not subject to Measure P (extension of Measure J).

Measure J passed in November 1990.

Measure P passed in 2008.



Measure J and Measure P

Measure J established a framework to guide land use, focusing on preserving the region's agricultural character.

Key 4 components were included:

1. Zoning Restrictions
2. Agricultural Preservation
3. Community Input
4. Environmental Protection



Measure J and Measure P

Changes to the County's Land Use Map which would re-designate land designated as AR or AWOS requires a 2/3 vote of the people.

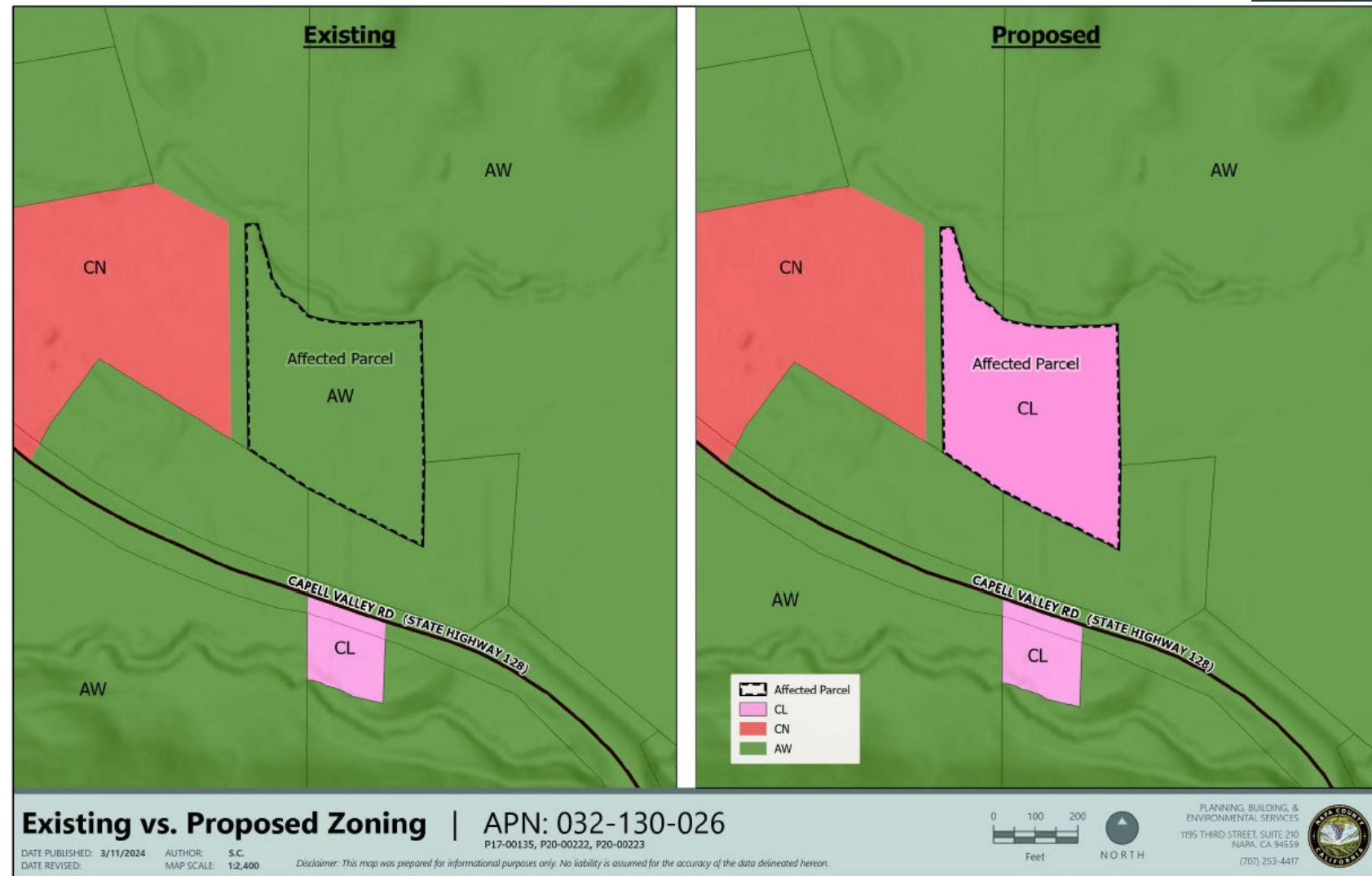
*Designation based on the land use map adopted by the BOS on September 8, 1975, as amended through September 28, 2007.

Measure J and P were intended to protect existing agricultural designated lands.



Zone Change

Change the zoning district from Agricultural Watershed (AW) to Commercial Limited (CL).



Use Permit

Approve a Use Permit for small lodging facility to include:

- Nine (9) lodging units.
- One (1) caretaker unit.
- Four (4) Accessory buildings – Keep existing school buildings and construct a new office/storage building.
- New barn in a fenced off agricultural area.



Use Permit Continued

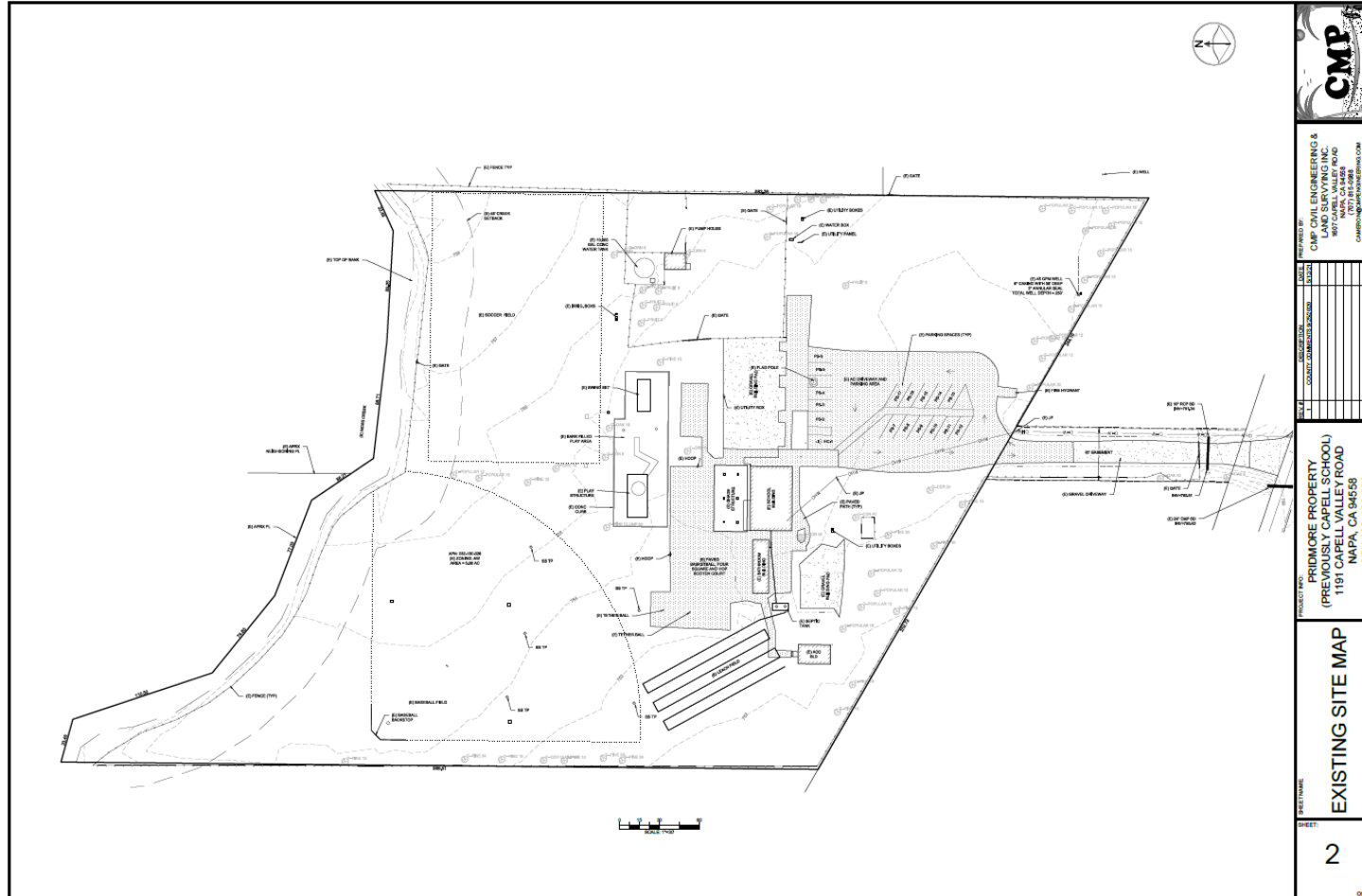
Approve a Use Permit for small lodging facility to include:

- Four (4) full-time employees.
- Annual events - six (6) events with up to 150 people and 12 events with up to 60 people.
- Site improvements.
- Improvements to existing water and wastewater utilities and installation of new utilities.

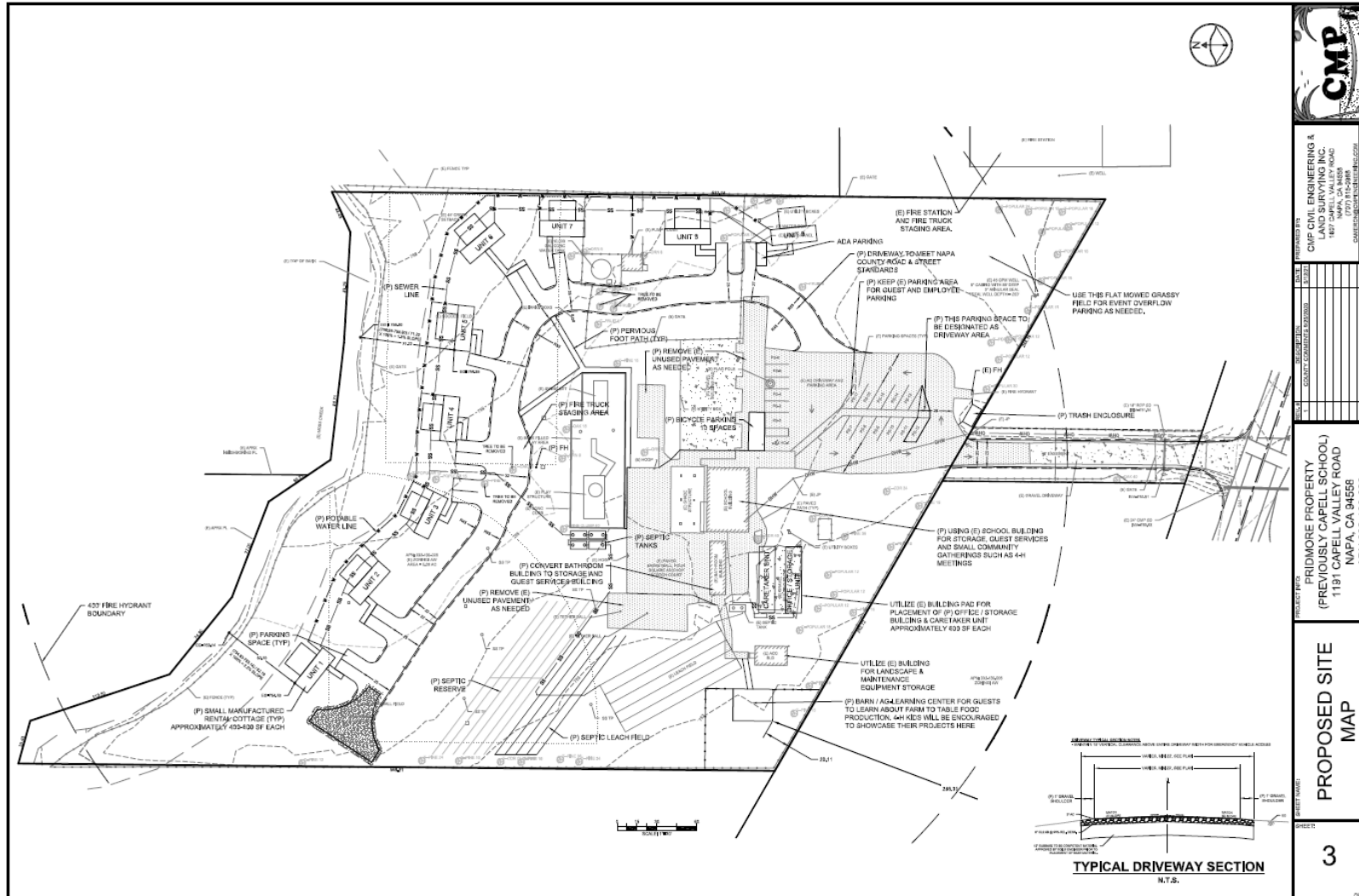
Conditions of Approval (Attachment E)



Existing Development



Proposed Development



CEQA Analysis

Consideration and possible adoption of a Negative Declaration.

The proposed project would not have any potentially significant environmental impacts.



Findings

The Findings can be made for the CEQA document and Use Permit (Attachment F).



Staff Recommendation

Action Required:

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;
3. Adopt an ordinance to rezone the property from the AW zoning district to the CL zoning district; and
4. Approve the Use Permit, subject to the recommended conditions of approval.



Thank you

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