

**“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 \_\_\_\_\_

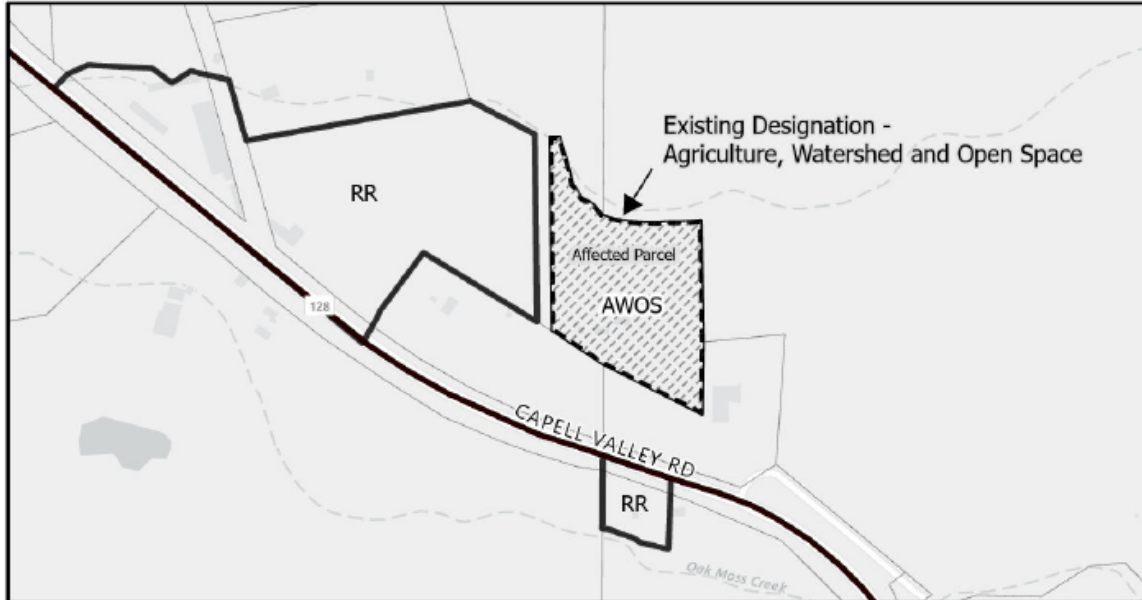
\_\_\_\_\_

NAPA COUNTY, a political subdivision of the State of California

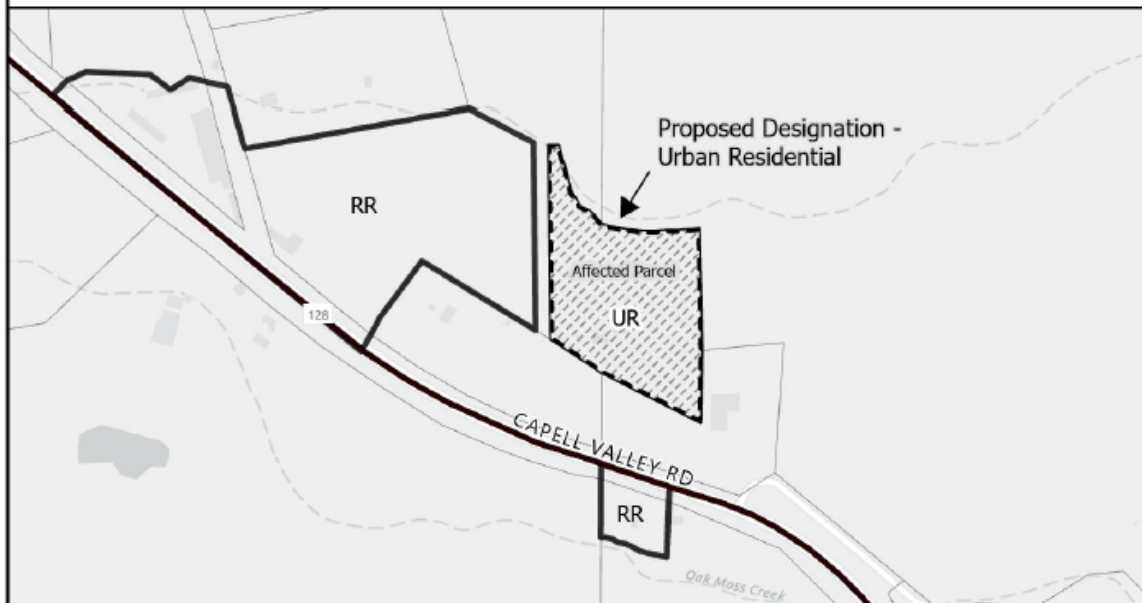
By: \_\_\_\_\_  
 JOELLE GALLAGHER, Chair of the Board of Supervisors

<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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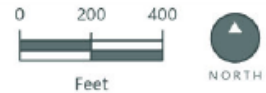
**EXHIBIT A**



**Existing Designation**



**Proposed Designation**



**General Plan Designations | APN: 032-130-026**

DATE PUBLISHED: 4/5/2024    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 displayed herein.

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