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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.