



Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Legislation Details

File #:	24-758	Version:	1
Type:	Public Hearing	Status:	Agenda Ready
File created:	4/24/2024	In control:	Planning Commission
On agenda:	5/15/2024	Final action:	12/31/2023
Title:	GIL AND CATHY PRIDMORE AND KELLY PRIDMORE / PRIDMORE PROPERTY GENERAL PLAN MAP AMENDMENT P17-00135, REZONE P20-00223, AND USE PERMIT P20-00222		

CEQA STATUS: Consideration and recommendation that the Board of Supervisors adopt a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. State Clearinghouse No. SCH 2024041065.

REQUEST: That the Planning Commission make the following recommendations to the Board of Supervisors: 1. Adopt a resolution to amend the General Plan to change the property's land use designation from Agriculture, Watershed and Open Space (AWOS) to Urban Residential (UR) to facilitate rezoning the property to Commercial Limited (CL); 2. Adopt an ordinance changing the property's zoning district from Agricultural Watershed (AW) to Commercial Limited (CL) which allows for a lodging facility and commercial accessory dwelling unit (caretaker unit); and 3. Approve a new Use Permit for a small short-term rental lodging facility and related accessory uses and structures consisting of: Nine (9) new lodging units; One (1) new caretaker unit; One (1) office building, and use of existing school buildings for guest check-in, office, and storage; a new barn for community gatherings and private events, Four (4) full-time employees; and improvements to existing and installation of new infrastructure. The project is located on a 5.03-acre parcel, located at 1283 Capell Valley Road (Highway 128), Capell Valley, approximately 3/4 of a mile northwest of the intersection of Capell Valley Road and Steele Canyon Road at Moskowitz Corner. Assessor's Parcel Number: 032-130-026-000. The parcel is zoned AW and has a general plan designation of AWOS.

Staff Recommendation: The Planning Commission recommending the Board of Supervisors (BOS) adopt the Negative Declaration, adopt the Resolution amending the General Plan, adopt the Ordinance rezoning the property, and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Emily Hedge, (707) 259-8226, emily.hedge@countyofnapa.org

Applicant Agent Contact: Cameron Pridmore, 1305 Capell Valley Road, Napa, CA 94558, (707) 815-0988, cameron@cmpengineering.com.

Sponsors: Board of Supervisors

Indexes:

Code sections:

Attachments: 1. A. Planning Commission Resolution Recommendation to the Board of Supervisors, 2. B. Recommended Resolution for General Plan Amendment – Exhibit A, 3. C. Recommended Ordinance for Rezone, 4. D. Recommended CEQA and Use Permit Findings – Exhibit C, 5. E. General Plan Consistency Analysis, 6. F. Recommended Conditions of Approval and Agency Memos, 7. G. Initial Study Negative Declaration, 8. H. August 29, 2017, Board of Supervisors Staff Report, 9. I. Zoning District Comparison Table, 10. J. Application Packets, 11. K. Biological Assessment, 12. L. Water Availability Analysis, 13. M. Waster System Feasibility Report, 14. N. Wastewater Feasibility Report, 15. O. Stormwater Control Report, 16. P. Focused Traffic Study, 17. Q. Graphics, 18. R. Public Comments, 19. Item 7B - Public Comment (rcvd after public hearing) .pdf

Date	Ver.	Action By	Action	Result
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