

“A”

Planning Commission Resolution
Recommendation to the Board of
Supervisors

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE NAPA COUNTY BOARD OF
SUPERVISORS AMEND THE NAPA COUNTY GENERAL PLAN TO
CHANGE THE LAND USE DESIGNATION FROM “AGRICULTURAL
WATERSHED AND OPEN SPACE (AWOS)” TO “INDUSTRIAL (I)”;
MAKE NECESSARY CHANGES TO THE GENERAL PLAN MAP TO
ACCOMMODATE THE PROJECT; REZONE PARCELS APN 057-090-065
AND 057-090-066 FROM AGRICULTURAL WATERSHED; AIRPORT
COMPATIBILITY (AW:AC) TO INDUSTRIAL PARK: AIRPORT
COMPATIBILITY (IP:AC); AND ADOPT THE ADDENDUM TO THE 2008
GENERAL PLAN ENVIRONMENTAL IMPACT REPORT**

WHEREAS, on March 26, 2021, applicants Hess Collection Winery (Hess) and Kenneth and Gail Laird (Laird) applied for a General Plan Amendment, and on August 7, 2024, submitted an application for a Zone Change 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 General Plan Amendments 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 June 22, 2021, in accordance with its local procedures for initiating General Plan Amendments, the Board made the required findings and initiated a General Plan amendment to re-designate approximately 281-acres located at 5750 South Kelly Road, American Canyon, CA (Hess, APN 057-090-065) and an adjoining property (Laird, APN 057-090-066) from Agriculture, Watershed and Open Space (AWOS) to Industrial (I); and

WHEREAS, Government Code section 65853, et seq. provides the procedure to amend zoning ordinances; and

WHEREAS, on October 2, 2024, pursuant to and in conformance with Sections 65854 and 65353 of the California Government Code, the Planning Commission conducted a duly noticed public hearing on the proposed General Plan Amendment and Rezoning; and

WHEREAS, the Planning Commission has received and considered the proposed Addendum to the 2008 General Plan Environmental Impact Report (EIR) along with the EIR prepared pursuant to the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and Napa County’s Local Procedures for Implementing CEQA. Review of the proposed project has concluded that it would not result in new significant impacts or an increase in the severity of any impacts previously identified in the GPU FEIR certified in 2008, as further explained in the CEQA memorandum. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Mitigated Negative Declaration (MND) have occurred, and thus an Addendum to the GPU FEIR is appropriate to satisfy CEQA requirements for the proposed project; and

WHEREAS, the proposed General Plan Amendment map change is attached as Exhibit A and incorporated here by reference. The proposed General Plan Amendment would change the map of the Napa County General Plan by re-designating 5750 South Kelly Road, American Canyon, CA (Hess, APN 0057-090-065) and an adjoining property (Laird, APN 057-090-066) Agricultural, Watershed and Open Space (AWOS) to Industrial (I); and

WHEREAS, the proposed rezoning ordinance (attached as Exhibit B) would change the Hess and Laird properties zoning district from Agricultural Watershed: Airport Compatibility (AW:AC) to Industrial Park: Airport Compatibility (IP:AC); and

WHEREAS, the Planning Commission considered all public testimony and evidence presented regarding the merits of the proposed General Plan Amendment, Rezone, and Addendum to the 2008 General Plan EIR; and

WHEREAS, having considered all of the evidence, the Planning Commission desires to adopt this Resolution recommending that the Board take the required actions to approve the Project.

NOW, THEREFORE, BE IT RESOLVED the Napa County Planning Commission recommends the Board of Supervisors approve the Project and take all necessary actions as follows:

- A. Adopt the Addendum to the 2008 General Plan EIR;
- B. Approve a resolution amending the General Plan Map as depicted in Exhibit A; and
- C. Adopt an ordinance rezoning the Hess and Laird properties from Agricultural Watershed: Airport Compatibility (AW:AC) to Industrial Park: Airport Compatibility (IP:AC) as set forth in Exhibit B.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Planning Commission held on the 2nd of October, 2024, by the following vote:

AYES: COMMISSIONER _____

NOES: COMMISSIONER _____

ABSENT: COMMISSIONER _____

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> (<i>e-signature</i>)</p> <p>Date: September 6, 2024 Doc. No. 119208</p>

Chair (By e-signature)
Napa County Planning Commission

*The following documents are attached separately as attachments B and C, respectively to the October 2, 2024, Planning Commission Staff Report.

EXHIBIT A

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 5750 SOUTH KELLY ROAD, AMERICAN CANYON, CA (HESS, APN 057-090-065) AND AN ADJOINING PROPERTY (LAIRD, APN 057-090-066) FROM “AGRICULTURAL WATERSHED AND OPEN SPACE (AWOS)” TO “INDUSTRIAL (I)” AND MAKE NECESSARY CHANGES TO THE GENERAL PLAN MAP TO ACCOMMODATE THE PROJECT

EXHIBIT B

AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA REZONING APN'S 057-090-065 AND 057-090-066 FROM AGRICULTURAL WATERSHED:AIRPORT COMPATIBILITY (AW:AC) TO INDUSTRIAL PARK:AIRPORT COMPATIBILITY (IP:AC)