

“B”

**Recommended Resolution for
General Plan Amendment
(Exhibit A)**

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 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

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, and 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 280-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, on October 2, 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 herein by reference. The proposed GPA would change the map of the Napa County General Plan by re-designating approximately 280 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). 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 Addendum to the 2008 General Plan EIR and finds according to the Addendum 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 Industrial designation allows for different types of development over the same area. Changing the land use designation from AWOS to Industrial 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 _____

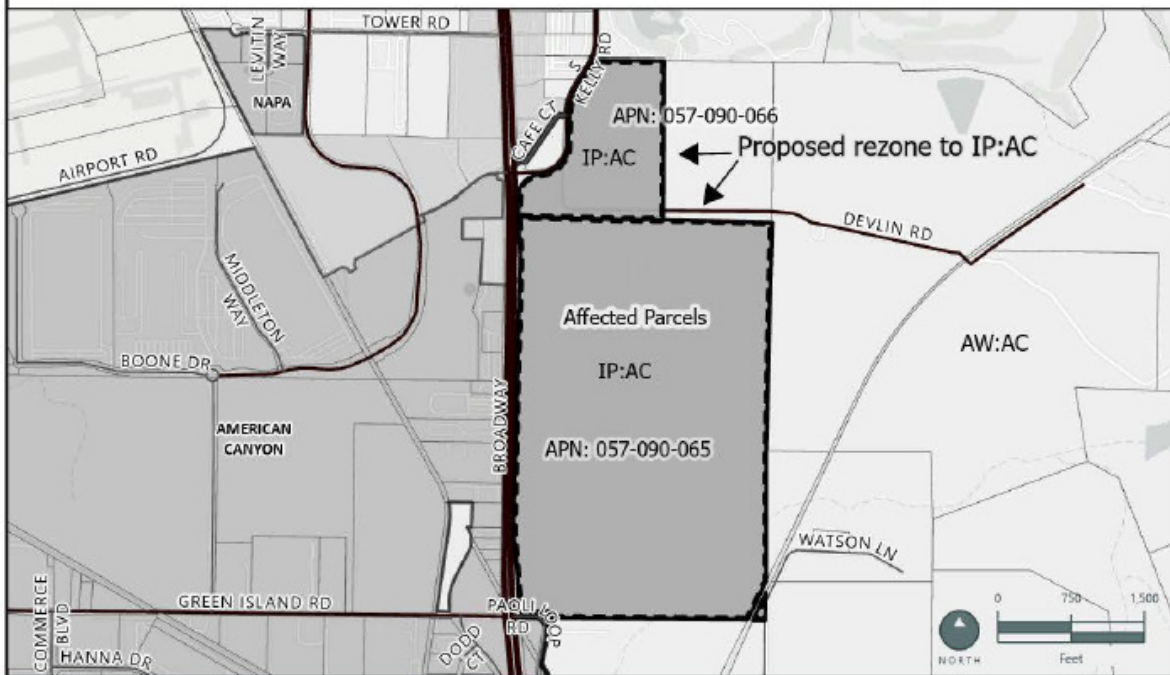
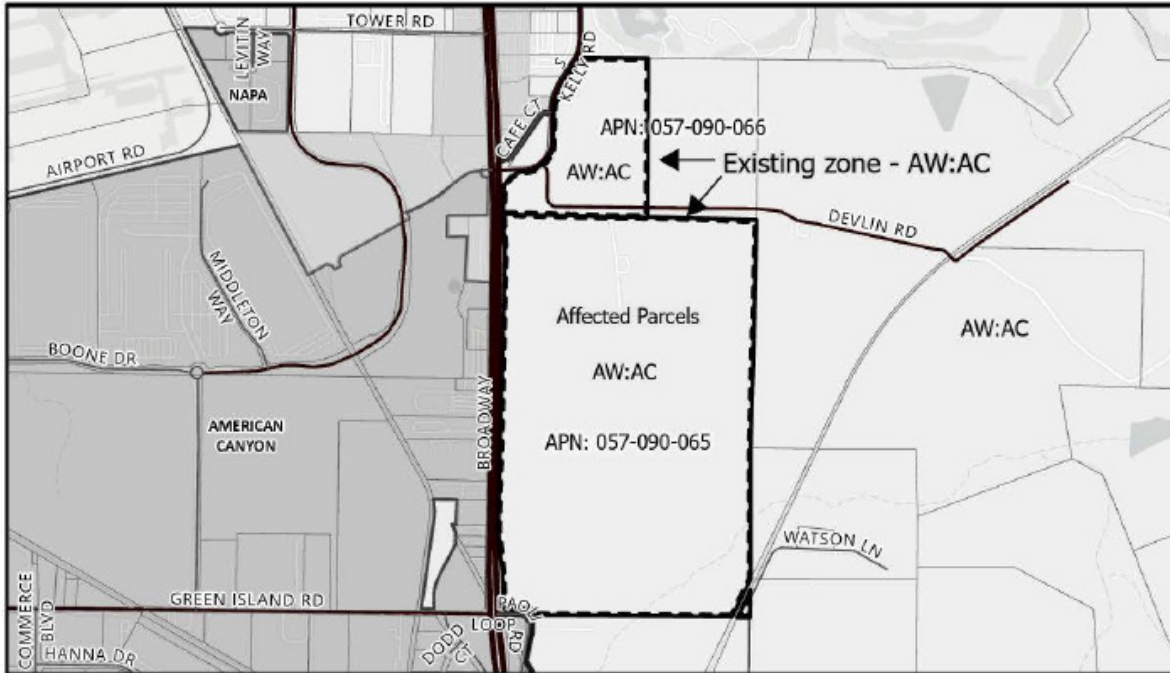
NAPA COUNTY, a political subdivision of the State of California

By: _____
 JOELLE GALLAGHER, Chair of the Board of Supervisors

EXHIBIT A - Existing/Proposed General Plan Map

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>Chris Apallas</u> Deputy County Counsel</p> <p>Date: _____</p> <p>Doc. No. 119206</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</p> <p>By: _____</p>
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EXHIBIT A



Rezoning | P21-00055 Hess Collection - Laird

PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94950
(707) 253-4417



DATE PUBLISHED: 4/16/2024
DATE REVISED:
AUTHOR: SC
MAP SCALE: 1:18,000

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data displayed hereon.
by PBES staff member\Tripp\2024-04-15\ P21-00055 Hess Collection\2024-04-15\ P21-00055 Hess Collection.aprx