



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D. Bordona
Director

April 29, 2024

Christine Asiata Rodriguez
State Clearinghouse
1400 10th St #12,
Sacramento, CA 95814

via email: state.clearinghouse@opr.ca.gov

**Re: SCH Number 2024041065
Change Request to Project Review**

Dear Ms. Rodriguez,

County staff is requesting a revision to SCH Number 2024041065. Staff requests the following changes:

1. Remove the need for state review of the project. The document is not subject to California Code of Regulations (CCR) Section 15205 - Review by State Agencies. The requirement for state review was incorrectly identified during submittal.
2. Revise the local review period end date:
Start - April 25, 2024
End - May 14, 2024

A revised Summary Form is attached.

Thank you for your attention to this matter. If you have any questions about this letter, please feel free to contact me at (707) 259-8226 or by e-mail at Emily.Hedge@CountyofNapa.org.

Sincerely,

A handwritten signature in blue ink that reads "B. B. L." with a stylized flourish at the end.

Brian Bordona
Director

By: Emily Hedge, Planner III

Attachment: CEQANet Summary Form - Pridmore Property-Revised

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pridmore Property General Plan Map Amendment, Rezoning, and Use Permit.

Lead Agency: County of Napa

Contact Name: Emily Hedge, Planner III

Email: emily.hedge@countyofnapa.org Phone Number: 707-459-8226

Project Location: Unincorporated Napa County - Capell Valley, Napa County

City

County

Project Description (Proposed actions, location, and/or consequences).

That the Planning Commission make the following recommendations to the Board of Supervisors: 1. Adopt a resolution for a General Plan Amendment to change the property's General Plan land use designation from Agricultural, Watershed and Open Space (AWOS) to Urban Residential (UR) to facilitate rezoning to Commercial Limited; 2. Adopt an ordinance changing the property's zoning district from Agricultural Watershed (AW) to Commercial Limited (CL). The CL zoning district allows for a lodging facility; and 3. Approve a new Use Permit for a small, short-term rental lodging facility consisting of: Nine (9) lodging units; One (1) caretaker unit; Accessory buildings such as guest check-in, office, and storage (some of which will utilize existing structures); Barn area (for use by local agricultural and community groups); Annual events; Four full-time (4) employees; Improvements to existing water system and wastewater system infrastructure and installation of associated utilities; Improvements to the existing driveway and parking lot; Improvements to existing recreation facilities; and the addition of landscaping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The negative declaration determined that the project would not have potentially significant impacts. The water availability analysis demonstrated that there is sufficient groundwater recharge to support the proposed project. The traffic impact study determined that the project would not impact traffic and the project would have adequate access to the site, meeting Napa County road and street standard requirements. The proposed improvements will be located outside of the 45-foot setback from the top-of-bank of the stream (Napa County Code Chapter 18.108) and fencing protecting the boundary of the dripline of the trees will be maintained throughout construction. No agricultural uses will be displaced by the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A groundwater recharge analysis was completed, demonstrating that there is sufficient groundwater recharge to support the proposed project. The project hydrogeologist opined that it was unlikely that the Project Well is physically connected to the surrounding streams (located 400 and 500 feet away from the Project Well).

Provide a list of the responsible or trustee agencies for the project.