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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT NEGATIVE DECLARATION

On Wednesday morning, the 15th day of May 2024, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission at which time it will make its recommendations to the Board of Supervisors of Napa County regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Pridmore Property – General Plan Amendment P17-00135; Zoning Redesignation P20-00223; and Use Permit #P20-00222

Location: 1283 Capell Valley Road (Highway 128), Capell Valley – Assessor’s Parcel Number: 032-130-026-000. The parcel is located approximately 3/4 of a mile northwest of the intersection of Capell Valley Road and Steele Canyon Road at Moskowite Corner.

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed and Open Space (AWOS) general plan designation.

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.

REQUEST: 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.

Application materials, including the draft environmental determination and staff report are available on the Department’s Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Services Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be

accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

A hearing will be scheduled before the Board of Supervisors upon receipt of the Planning Commission's recommendation on the proposed ordinance, resolution, and use permit. Notice of the hearing before the Board will be given at least ten days in advance of the meeting.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Emily Hedge, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or emily.hedge@countyofnapa.org. Comments must be received by Noon on May 14, 2024.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: April 17, 2024

Brian D. Bordona
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: April 25, 2024 - Napa Valley Register

BILL TO: Napa County Planning, Building, & Environmental Services Department

1195 Third Street, Suite 210

Napa, Ca. 94559

Invoice # CDP