

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

# ENDORSED

OCT 11 2024

JOHN TUTEUR  
Napa County Recorder - County Clerk  
By: ~~RODRIGUEZ~~  
DEPUTY RECORDER - CLERK

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 Napa County Clerk  
900 Coombs St.  
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Emily Hedge, Planner III PHONE: (707) 259-8226

STATE CLEARING HOUSE NUMBER: 2024041065

PROJECT TITLE: Pridmore Property General Plan Map Amendment, Rezoning, and Use Permit.

PROJECT LOCATION: 1283 CAPELL VALLEY ROAD (HIGHWAY 128), CAPELL VALLEY (APN 032-130-026)

PROJECT LOCATION - CITY (NEAREST): NAPA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The Napa County Board of Supervisors acted on the Planning Commission's recommendation to 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.

COUNTY PERMITS: General Plan Amendment P17-00135; Zoning Redesignation P20-00223; and Use Permit P20-00222

APPLICANTS NAMES: Gil and Cathy Pridmore and Kelly Pridmore

ADDRESS: 1305 Capell Valley Road, Napa, CA 94558

PHONE: (707) 266-2559

This is to advise that the Board of Supervisors as  Lead Agency  Responsible Agency approved the above-described project on September 24, 2024, and made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at:  
Napa County Planning, Building, & Environmental Services Planning Department  
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: Emily Hedge

DATE: October 1, 2024

Name: Emily Hedge TITLE: Planner III

Date received for filing and posting at OPR: