



A Tradition of Stewardship  
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Agenda Date: 8/27/2019

Agenda Placement: 6K

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Laura Anderson, Deputy County Counsel - 259-8252

**SUBJECT:** Carneros Resort and Spa - Ordinance Approving Development Agreement (2nd reading)

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### **RECOMMENDATION**

Director of Planning, Building and Environmental Services requests the following:

1. Adoption of Categorical Exemption Class 1; Class 4 ;Class 11; Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1, Existing Facilities, Section (1) (a); and the General Rule exemption;
2. Second reading and adoption of Ordinance No. 1447 approving the Development Agreement between GF Carneros Holdings, LLC, GF Carneros, Inn LLC, GF Carneros Tenant, LLC, Carneros Inn Mutual Water Company and Napa County;
3. Authorization for the Chair to sign the Development Agreement; and
4. Approval of Use Permit Major Modification P15-00190-MPOD and the Road and Street Standards Exception subject to the conditions of approval recommended by the Planning Commission.

**CEQA Status:** Consideration and possible adoption of Categorical Exemptions Class 1, Class 3, Class 4, Class 11, and the General Rule. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act ("CEQA"); [see Categorical Exemption Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15301; Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15303; Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15304; Class 11 ("Accessory Structures") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15311; see also Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1, Existing Facilities, Section (1) (a)]; and the General Rule in that it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of CEQA at 14 CCR §15061(b)(3)]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**EXECUTIVE SUMMARY**

On August 20, 2019, the Board conducted a public hearing regarding approval of Use Permit Major Modification No. P15-00190-MOD and the Ordinance approving the Development Agreement. The Board introduced the Ordinance, read the title, waived reading the balance of the Ordinance, and declared its intention to adopt the Ordinance at the next regularly scheduled meeting or as soon thereafter as possible. The Ordinance is before the Board for formal adoption along with final adoption of the Categorical Exemptions from CEQA; and approval of the Road and Street Standards Exception request and Use Permit Major Modification No. P15-00190 subject to the recommended conditions of approval.

Staff recommends adoption of the Ordinance, the Categorical Exemptions and approval of the Road and Street Standards Exception and Use Permit Major Modification No. P15-00190..

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of Categorical Exemptions Class 1, 3, 4, 11, and the General Rule: It has been determined that this project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1, which provides an exemption for "Existing Facilities" including the repair, maintenance, and minor alteration of existing public or private facilities, involving negligible or no expansion of use; Section 15303, Class 3, which provides an exemption for "New Construction or Conversion of Small Structures" including conversion of offices and restaurants, extension of water mains, and the construction of fences and swimming pools; Section 15304, Class 4, which provides an exemption for "Minor Alterations to Land" including new gardening or landscaping; Section 15311, Class 11, which provides an exemption for "Accessory Structures" including on-premise signs and small parking lots; Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1, Existing Facilities, Section (1) (a) which exempts reconstructing or resurfacing pavement; and the General Rule in that it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of CEQA at 14 CCR §15061(b)(3)]. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.

**BACKGROUND AND DISCUSSION**

On August 20, 2019, the Board conducted a public hearing regarding approval of Use Permit Major Modification No. P15-00190-MOD and the Ordinance approving the Development Agreement. The Board introduced the Ordinance, read the title, waived reading the balance of the Ordinance, and declared its intention to adopt the Ordinance at the next regularly scheduled meeting or as soon thereafter as possible. The Ordinance is before the Board for formal adoption along with final adoption of the Categorical Exemptions from CEQA; and approval of the Road and Street Standards Exception request and Use Permit Major Modification No. P15-00190 subject to the recommended conditions of approval.

Staff recommends adoption of the Ordinance, the Categorical Exemptions and approval of the Road and Street Standards Exception and Use Permit Major Modification No. P15-00190.

**SUPPORTING DOCUMENTS**

A . Ordinance

CEO Recommendation: Approve

Reviewed By: Leigh Sharp