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Agenda Date: 11/16/2011

Agenda Placement: 9B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** John McDowell for Hillary Gitelman - Director  
Conservation, Development & Planning

**REPORT BY:** Sean Trippi, Principal Planner - 299-1353

**SUBJECT:** Golf Course Restaurants Zoning Ordinance Amendment P11-00094-ORD

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### **RECOMMENDATION**

#### **GOLF COURSE RESTAURANTS ZONING ORDINANCE TEXT AMENDMENT P11-00094-ORD**

**CEQA Status:** The proposed amendment is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations.

**Request:** County sponsored Zoning Ordinance text amendment to allow restaurants and banquet facilities at the two existing golf courses located in the proximity of the Airport Industrial Area Specific Plan to be open to the general public as an accessory use. The Eagle Vines Golf Course is located at 580 S Kelly Road; APNs 057-070-018, 057-070-001, 057-006-070. The Chardonnay Golf Club is located at 2555 Jameson Canyon Road; APN 057-070-019.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTIONS 18.104.040 OF CHAPTER 18.104 OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING EXISTING RESTAURANTS AND BANQUET FACILITIES GOLF COURSES LOCATED WITHIN ONE MILE OF THE AIRPORT INDUSTRIAL AREA.

**Staff Recommendation:** That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors.

**Staff Contact:** Sean Trippi, (707) 299-1353, [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**CONTINUED FROM THE OCTOBER 19, 2011 REGULAR COMMISSION MEETING**

### **EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Recommend to the Board of Supervisors that they find the proposed ordinance exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations.
2. Recommend to the Board of Supervisors that they find the proposed ordinance consistent with the Napa County General Plan for the reasons articulated in this staff report and adopt the proposed ordinance.

**Discussion:**

The public hearing on this item commenced on October 19, 2011. At the conclusion of the hearing the Planning Commission voted to continue the item to November 16, 2011 and directed Staff to provide additional analysis concerning consistency with the General Plan. Please refer to the original October 19, 2011 staff report for details and background on the proposal. Attached to this report is the proposed ordinance and a memo from Staff and County Counsel addressing General Plan consistency.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations. The proposed Zoning Ordinance text amendment does not result in expansion of existing facilities or new development, but would allow use of the existing facilities by the general public versus golf playing patrons only.

**BACKGROUND AND DISCUSSION**

See attachments and original October 19, 2011 staff report.

**SUPPORTING DOCUMENTS**

- A . Proposed Ordinance
- B . November 7, 2011, Memo

Napa County Planning Commission: Approve

Reviewed By: John McDowell