

NAPA COUNTY BOARD OF SUPERVISORS  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday morning, the 30<sup>th</sup> day of October, 2018, at 9:15 a.m. in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, the Board of Supervisors will consider the proposed terms of a Development Agreement with GF Carneros Inn, LLC, GF Carneros Tenant, LLC, and Carneros Inn Mutual Water Company. The proposed terms under consideration are identified below. Upon staff's receipt of direction from the Board on the proposed terms of the Development Agreement, the proposed Development Agreement and the related Use Permit Modification proposal are anticipated to be considered by the Planning Commission for a recommendation on the proposals in November 2018. Final action by the Board of Supervisors will occur after the Planning Commission forwards a recommendation on the project, which is anticipated to be in December 2018 or January 2019. Prior notice of the public hearings before the Planning Commission and Board of Supervisors will be provided.

PROJECT TITLE: Carneros Inn Use Permit Modification and Development Agreement, Use Permit Major Modification #P15-00190-MOD, 4048 Sonoma Highway, Napa, CA (APN 047-110-027; 047-110-028; 047-110-003; 047-100-062)

BACKGROUND: The proposed terms of the Development Agreement include the following:

- 1) Landowner's conveyance to the County of one-acre of Carneros Inn Resort land on Old Sonoma Road in exchange for a 0.2-acre parcel on the Sonoma Highway opposite the Resort (APN 047-110-024). Landowner would relocate the existing fire facility from its current location to the new one-acre location and provide a connection to Old Sonoma Road.
- 2) Landowner would install a permanent water line to receive potable water from the City of Napa water through the Congress Valley Water District via the extension of a water line thus eliminating reliance on trucked water and the pumping of approximately 26.96 acre-feet of groundwater at the Carneros Inn Resort site.
- 3) Landowner would develop a new primary entrance to the west, connecting to Old Sonoma Highway.
- 4) Landowner would relinquish and waive the right to construct any new residential units that were previously permitted but not yet constructed as of the date of the Development Agreement.
- 5) County would agree that Landowner may continue to use trucked water until its connection to the City of Napa's water system is established and operational.

6) County would agree that parking for the Carneros Inn may occur on the A-1 Parcel (APN 047-110-003), which is zoned Commercial Limited, and under common ownership with the Landowner. County would further agree that said parcel may be developed to accommodate such parking in accordance with County standards in existence at the time parking is developed or, in the alternative, that the A-1 Parcel may be voluntarily merged with the Carneros Lodge Parcel (APN 047-110-027) to accommodate such parking.

7) The County would agree that the 100-seat limitation in County Code Section 18.28.030 on restaurants, cafes and coffee shops in the Commercial Limited Zoning District does not preclude the relocation of 49 Boon Fly Café seats from the Carneros Inn to the Carneros Lodge Parcel (APN 047-110-027).

ENVIRONMENTAL DETERMINATION: The proposed action is a non-binding agreement intended as a road map for future negotiations. Thus, it is not a project as defined by 14 California Code of Regulations Section 15378 and CEQA is not applicable.

All interested persons are invited to attend the hearing and provide comment on the proposed terms of the Development Agreement or to submit written comments in writing in advance of the hearing to the project planner, Sean Trippi at (707) 299-1353 or e-mail sean.trippi@countyofnapa.org.

Copies of all documents, which relate to the above-described project, may be examined at the Planning, Building and Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

DATED: October 17, 2018

ATTEST: Greg Morgan  
Deputy Clerk of the Board