

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR A GLAMPING CAMGROUND ON THE WEST SIDE OF SILVERADO TRAIL BETWEEN HAGEN ROAD AND STONECREST DRIVE (APN 052-010-011)

WHEREAS, on October 17, 2022, Parry Murray (the “Applicant”), submitted an application (File No. PL22-0120) to the City of Napa (“City”) seeking a Zoning Ordinance Amendment pursuant to Napa Municipal Code (“NMC”) Chapter 17.66, a Design Review Permit pursuant to NMC Chapter 17.62, and a Use Permit pursuant to NMC Chapter 17.60, to establish the use and standards for a glamping campground, and to authorize construction and operation of a glamping campground with five permanent buildings, up to 100 glamping units, and recreational activity space for property located at on the west side of Silverado Trail between Hagen Road and Stonecrest Drive (APN 052-010-011) (“Site”) (collectively, the “Project”); and

WHEREAS, the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. (“CEQA”), and its implementing regulations, Code of California Regulations, Title XIV, Section 15000 et seq. (the “CEQA Guidelines”), require that the City consider the potential environmental impacts of the Project prior to approving any entitlements for the Project; and

WHEREAS, in accordance with CEQA and the CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration for the Project, a copy of which is attached hereto as Exhibit A and incorporated herein by reference (the Draft “IS/MND”), and concluded that the Project, with incorporation of certain mitigation measures, will not have a significant effect on the environment; and

WHEREAS, on September 5, 2024, the City posted a Notice of Intent to Adopt a Mitigated Negative Declaration which identified the review period from September 5, 2024, to October 5, 2024, for review and comment by the public and public agencies having jurisdiction by law with respect to the Project; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on October 17, 2024, on the Draft IS/MND and has recommended adoption; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 17, 2024, on the IS/MND and the Project and has recommended approval of the Project; and

WHEREAS, in consultation with experts retained by the City, staff evaluated the comments received and propose a substitution of mitigation measures in compliance with

ATTACHMENT 1

CEQA Guidelines 15074.1. The substituted mitigation measures, contained in the Final Initial Study/Mitigated Negative Declaration (“Final IS/MND”), have been reviewed and determined to be equally effective, or more effective, these substituted measure avoids or reduces the potential impact “to at least the same degree” as the original measure and will not itself create any new adverse impacts than the original measures in mitigating the identified impact; and

WHEREAS, the substitution does not result in any new significant environmental impacts or a substantial increase in the severity of the previously identified impacts. As such, recirculation of the IS/MND is not required under CEQA Guidelines Section 15073.5. The revised mitigation measures ensure continued mitigation of potential impacts to a less-than-significant level and have been incorporated into the Final IS/MND; and

WHEREAS, on February 18, 2025, the City Council considered the Final IS/MND and all written and oral testimony submitted to it at a noticed public hearing on the Project, at which time the City Council heard a presentation by staff and took public testimony, and thereafter closed the public hearing and considered the adequacy of the IS/MND; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution. The record of Project’s environmental review shall be kept at the Napa City Community Development Department, 1600 First Street, Napa, CA 94559.
2. In compliance with Public Resources Code §21080(f) and CEQA Guidelines §15074.1, the City Council find that the substituted mitigation is equivalent or more effective in mitigating environmental impacts and that the change or substitution does not itself cause any potentially significant effect.
3. After reviewing the Final IS/MND, all written and oral timely and untimely comments received on the IS/MND and all responses to such comments, the City Council hereby finds that there is no substantial evidence, in light of the whole record before the City Council, that the Project, as analyzed in the Final IS/MND prepared for the glamping campground (PL22-0120) dated February 2025, as mitigated, will have a significant effect on the environment; and that this determination reflects the City Council’s independent judgment.
4. The City Council hereby adopts the Final IS/MND included as Attachment 11 of the Report and the Mitigation Monitoring and Reporting Program for the Project, attached hereto as Exhibit A.

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney