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Recommended Findings

**PLANNING COMMISSION HEARING – MAY 5, 2021
RECOMMENDED FINDINGS**

**NAPA AIRPORT CENTRE UNIT NO. 2 FINAL MAP AMENDMENT
TENTATIVE MAP (P20-00216-TM)
DEVLIN ROAD, NAPA, CALIFORNIA
APN'S 057-240-(018-029)**

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Categorical Exemptions pursuant to the provisions of the California Environmental Quality Act (CEQA) and Napa County's Local Procedures for Implementing CEQA, and finds that:

1. 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 15305, Class 5, which provides an exemption for "Minor Alterations in Land Use Limitations" consisting of minor alterations in land use limitations in area with a slope of less than 20%, which do not result in any changes in land use or density, 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)].
2. 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.
3. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

PLANNING AND ZONING ANALYSIS:

TENTATIVE MAP: Pursuant to Section 17.14.060 of the Napa County Code, the Planning Commission shall deny approval of a tentative map if the Commission makes any of the following findings:

4. That the proposed map is not consistent with applicable general and specific plans. A proposed subdivision shall be deemed consistent with the Napa County General Plan and any applicable specific plan the County has officially adopted for the area where the land is located if the proposed subdivision or related land uses are compatible with objectives, policies, general land uses and programs specified by such plan or plans.

Analysis: The project site is designated as Industrial on the adopted Land Use Element of the Napa County General Plan, is within the General Industrial District of the Napa Valley Business Park Specific Plan (NVBPSP) and is zoned IP:AC – Industrial Park: Airport Compatibility. The project is consistent with the General Plan and NVBPSP designations, as well as the IP:AC zoning district regulations that apply to this property. No development is proposed with the tentative parcel map application. Subsequent future development will be

reviewed and evaluated for consistency with applicable regulations at the time of application.

5. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Analysis: The design of the proposed project is the same as the design of the currently recorded final map, except that the previously approved public streets will be private streets with easements for public access and utilities. The lot sizes are five acres or more consistent with the minimum lot area requirements of the NVBPSP, frontage requirements and minimum lot width of 125-feet. Overall, the proposed parcel map is consistent with the General Plan and the NVBPSP.

6. The site is not physically suitable for the type of development.

Analysis: The property is located within the Industrial Park (IP) zoning district and is located within a developing industrial park. The lot sizes and dimensions are suitable for development pursuant to the development standards contained in the zoning ordinance and the NVBPSP. Future development on the east side of Devlin Road would be subject to subsequent review by the County.

7. The site is not physically suitable for the proposed density of development.

Analysis: The existing site is currently designated for industrial development in the General Plan and the NVBPSP. Water service for subsequent development of the lots will be provided by the City of American Canyon and sewer service will be provided by the Napa Sanitation District. The project site is suitable for industrial development. The extent of potential industrial development on this site will not change as a result of this project. The proposed lots exceed the minimum lot size established by the General Plan, Specific Plan, and the Zoning District.

8. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: The proposed project will convert the existing unconstructed public streets to private streets. No development is proposed at this time. As is currently the case, subsequent development will be subject to Napa County regulations in effect at the time of development, including compliance with the California Environmental Quality Act. The final map includes an existing preservation easement through lots 2-4 providing a buffer from the existing wetlands along the northern portion of the project area, which is shown on the proposed amended final map.

9. The design of the subdivision or the type of improvements is likely to cause serious public health or safety problems.

Analysis: The proposed tentative map is consistent with the requirements set forth in the General Plan, Specific Plan, and Airport Compatibility Plan. Improvements, including water, sewer, storm drains, streets and sidewalks, will be installed as part of the subsequent development of the project area. Construction plans for development on the proposed lots

will be subject to Napa County regulations in effect at the time of development which will address geologic hazards, traffic impacts, seismic safety, and fire protection.

10. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: All existing easements and reservations recorded as part of the current final map will remain. Additional public access and public utility easements are proposed as part of this project.