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Recommended Findings
JAMCAN Tentative Parcel Map
P19-00456-TPM

**PLANNING COMMISSION HEARING – JULY 15, 2020
RECOMMENDED FINDINGS**

**JAMCAN, LLC
TENTATIVE PARCEL MAP #P19-00456-TPM
EAST END OF WATSON LANE, AMERICAN CANYON, CA 94558
APN 059-020-041**

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Negative Declaration and pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings. That:

1. Prior to taking action on the Negative Declaration and the proposed project, the Commission read and considered said Declaration.
2. The Negative Declaration is based on independent judgment exercised by the Commission.
3. The Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Considering the record as whole, there is no substantial evidence that the project will have a significant effect on the environment.
5. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Room 210, Napa, Calif.

PLANNING AND ZONING ANALYSIS:

The Commission has reviewed the tentative parcel map request in accordance with the requirements of the Napa County Subdivision Ordinance. Section 17.14.060 of that ordinance requires that the Commission "shall deny approval of a tentative map if it makes any of the following findings:"

6. The proposed map is not consistent with applicable general and specific plans.

Analysis: The project site is designated as AWOS (Agriculture, Watershed, and Open Space) on the County's adopted General Plan Land Use Map, is zoned AW: AC (Agricultural Watershed: Airport Combination District). General Plan Agricultural Preservation and Land Use Policy AG/LU-20 allows for the creation of new lots within the AWOS, where those lots have a 160 acre minimum lot area. The map is consistent with the AWOS minimum lot size. The map is also consistent with regulations of Chapters 17 (Zoning) & 18 (Subdivision).

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

Analysis: The design and improvements proposed here are fully consistent with the County's adopted General Plan. The Engineering Division of the County's Planning, Building, and

Environmental Services Department has reviewed the proposed access roads and recommended approval with conditions of approval.

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

Analysis: The very large lot sizes required by the property's AWOS General Plan designation and AW: AC zoning are designed to ensure that the types of development allowed on properties so-designated are fully appropriate and physically suitable.

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

Analysis: The very large lot sizes required by the property's AWOS General Plan designation and AW zoning are designed to ensure that densities allowed on properties so-designated are fully appropriate and physically suitable. Any development eventually occurring on the three (3) approved 160+ acre parcels will be at exceptionally low density given the parcel size.

10. 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: An Initial Study and Negative Declaration has been prepared for the project. As analyzed therein, the project will not cause substantial environmental damage or have a significant adverse impact on fish, on wildlife, or on any sensitive habitat. The project applicant has designed the land division for the future recordation of a conservation easement on 321 acres of the eastern portions of future parcels 2 & 3, in order to satisfy biological resource mitigation requirements from an adjacent specific plan Environmental Impact Report. Recordation of the intended easement will improve fish and wildlife habitat by permanently protecting land that includes designated critical habitat within its boundaries.

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

Analysis: The proposed Tentative Parcel Map is consistent with the AW zoning district and with the County's adopted General Plan. A Negative Declaration has been prepared as a component of this project. As analyzed therein, the project will not cause serious public health or safety problems.

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

Analysis: There are no public access easements applicable to this property.