

## **EXHIBIT A**

### **FINDINGS**

**NAPA COUNTY PLANNING, BUILDING &  
ENVIRONMENTAL SERVICES DEPARTMENT  
PLANNING COMMISSION**

**WESTCORE-AG, NAPA, L.P.  
TENTATIVE PARCEL MAP # P12-00138-PM  
615-621 AIRPARK ROAD  
NAPA, CA  
APN 057-240-013**

#### **Environmental Determination:**

The Planning Commission has received and reviewed the proposed Categorical Exemptions, Section 15301 - Class 1(K), and Section 15315 - Class 15, 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:

1. That the Planning Commission has read and considered the above Categorical Exemptions prior to taking action on said Categorical Exemption and the proposed project;
2. That the Categorical Exemptions are based on independent judgment by the Planning Commission;
3. That the Categorical Exemptions are in accordance with the requirements of the California Environmental Quality Act;
4. That there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment;
5. That the Secretary of the Planning 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, Room 210, Napa, California; and
6. That considering the record as whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

**TENTATIVE PARCEL 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:

7. The proposed map is 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, designated as Industrial Park on the adopted Land Use Element of the Napa County General Plan, is within the Business/Industrial Park District of the Airport Industrial Area Specific Plan (AIASP) and is zoned IP:AC (Industrial Park: Airport Compatibility) District. The project is consistent with the General Plan and AIASP designations, as well as the IP:AC zoning district regulations that apply to this property. The existing building and site improvements associated with the proposed subdivision are consistent with applicable County regulations.

8. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

**Analysis:**

The tentative parcel map would create a subdivision for two parcels that comply with the minimum 20,000 square foot lot area for new parcels, 100 feet minimum lot width and maximum 50% lot coverage. These standards apply to existing parcels less than 20 acres in size in the Industrial Park area of the AIASP. In addition, 1996 Variance # 95650-VAR increased the allowable lot coverage from 35% to 50% for non-warehouse (office) uses on this site. Overall, the proposed parcel map is consistent with the General Plan and the AIASP.

**General Plan Policies:**

Policy AG/LU-37: The County will locate industrial areas adjacent to major transportation facilities. Necessary utilities and services, including child care centers, will be planned to meet the needs of the industrially zoned areas.

Policy AG/LU-38: The Airport Industrial Area Specific Plan (AIASP) was adopted in 1986 to set forth detailed land use and circulation standards, capital improvement requirements, associated financing, and improvement sequencing measures, as well

as necessary supporting policies and regulatory procedures for the industrial area near Napa County Airport. The AIASP, as amended, implements the General Plan in the Airport Industrial Area.

Policy AG/LU-39: The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of the County. Non-agriculturally oriented industry shall not be located on productive agricultural lands, but should be located in areas more suitable for industrial purposes.

Policy AG/LU-93: The County supports the continued concentration of industrial uses in the South County area as an alternative to the conversion of agricultural land for industrial use elsewhere in the county.

Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport.

Policy AG/LU-96: The Airport Industrial Area is planned for industrial and business/industrial park uses that support agriculture and meet industrial and business park needs consistent with the 1986 Airport Industrial Area Specific Plan. In 2004, the Airport Industrial Area Specific Plan was amended to recognize two hotels which were subsequently approved for construction. Further commercial uses in the area shall be limited to local-serving uses that support or serve the industrial and business park uses.

Policy CON-13: The County shall require that all discretionary residential, commercial, industrial, recreational, agricultural, and water development projects consider and address impacts to wildlife habitat and avoid impacts to fisheries and habitat supporting special-status species to the extent feasible. Where impacts to wildlife and special-status species cannot be avoided, projects shall include effective mitigation measures and management plans.

Policy CON-60.5: All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD's air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County's land use policies also contribute to efforts to reduce air pollution

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD.

Policy E-10: Ancillary uses in the Airport Industrial Area shall be limited to locally-serving (i.e., business park supporting) uses, with regard to both nature and extent, as specified in the Airport Industrial Area Specific Plan.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to 1) Adequacy of water supply. 2) Site design for fire department access in and around structures. 3) Ability for a safe and efficient fire department response. 4) Traffic flow and ingress/egress for residents and emergency vehicles. 5) Site-specific built-in fire protection. 6) Potential impacts to emergency services and fire department response.

9. The site is physically suitable for the type of development.

Analysis: The property is located within the IP:AC (Industrial Park : Airport Compatibility Combining) zoning district and is located within a developing industrial park. The proposed parcel subdivision is consistent with development standards contained in the Zoning Ordinance and the AIASP. The developed site is physically suitable for parcel subdivision.

10. The site is physically suitable for the proposed density of development.

Analysis: The existing site is currently designated for general industrial development in the General Plan and the AIASP. The site is generally level and has adequate street frontage. The subdivision does not increase the acceptable density or intensity anticipated by the Zoning Ordinance and AIASP. The extent of potential development on this site will not change as a result of the subdivision.

11. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**Analysis:** The proposed tentative map does not result in any physical changes to the developed site; no changes to existing development would occur except for creation of new property lines. Parcel subdivision is Categorically Exempt pursuant to CEQA Section 15301 - Class 1(K), Existing Facilities, for subdivision of existing industrial buildings where no physical changes occur, and Section 15315 - Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

An earlier Mitigated Negative Declaration (MND) was adopted for development of the site as part of 1993 Use Permit # 92305-UP. According to the MND, if mitigation measures for payment of affordable housing and traffic impact fees at the time of building permit issuance are not included, the proposed project would have potential environmental effects in the following areas:

Housing/Population and Transportation/Traffic. Such mitigation measures were imposed rendering those impacts less than significant. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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

**Analysis:** The proposed tentative parcel map is consistent with the GI:AC zoning district and Airport Industrial Area Specific Plan. The proposed development has been designed to and conditions of approval will be imposed such that the proposal will comply with County regulations concerning public health and safety.

13. 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:** Conditions of approval of the original Use Permit #P05-0382-MOD recognized existing public utility easements on-site and will be incorporated as part of the tentative map conditions. New shared right-of-way access, utility and parking easements included as part of the tentative map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.