

“A”

Recommended Findings

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

**Nova Business Park South Tentative Parcel Map
Application Number P19-00022 Devlin Road, Napa, California
APN #057-020-025**

ENVIRONMENTAL:

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

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration and MMRP is based on independent judgment exercised by the Planning Commission.
3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological resources are incorporated into the project approval.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. 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.
7. 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 PARCEL MAP:

The Commission has reviewed the tentative parcel map request in accordance with the requirements of the Napa County Code §17.14.060 and makes the following findings:

8. 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 is designated as Industrial in the adopted Land Use Element of the Napa County General Plan, it is within Light Industrial/Business Park Area of the Napa Valley Business Park Specific Plan, it is within Zone D of the Airport Land Use Compatibility Plan, and it is within the IP:AC Industrial Park : Airport compatibility Zoning District. The project is consistent with the General Plan and Specific Plan 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 appraised for consistency with applicable regulations at the time of application.

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

Analysis: The proposed lot sizes exceed the minimum lot size of 20,000 square-feet. The Specific Plan and the proposed conditions of approval require a comprehensive development plan with coordinated access, public improvements, and landscaping when lots of less than 5 acres in size are proposed. The project would comply with that standard with the proposed grading, utility, and preliminary landscape development plan proposal as part of the comprehensive development plan. The proposed parcel map is consistent with the General Plan and the Napa Valley Business Park Specific Plan.

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

Analysis: Proposed lot configurations comply with the standards set forth in the Zoning Ordinance and Specific Plan for industrial development. Subsequent development on the lots will be subject to applicable County regulations in effect at the time of individual lot development.

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

Analysis: The existing site is currently designated for industrial development in the General Plan, the Airport Land Use Compatibility Plan, and the Napa Valley Business Park Specific Plan. The site is generally level. Water service 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 subdivision. The proposed lots exceed the minimum lot size established by the General Plan, Specific Plan, and the Zoning District.

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

Analysis: An Initial Study and Mitigated Negative Declaration were prepared for the project, which finds that the project will not have a significant impact on any special status plant or animal species, wetlands, or wildlife corridors on the subject property or within the immediate vicinity with the incorporation of mitigation measures as identified in the Project Revision Statement. An unnamed blue-line stream is located within the project site. This water feature and other nearby low-lying areas within the project parcel were deemed potential jurisdictional "Waters of the U.S." by the Wetland Delineation report prepared for the project by Zentner Planning and Ecology. Before all work within the designated potential "Waters of the U.S." is commenced, authorization must be acquired from all affected State

and Federal agencies as agreed to in the Project Revision Statement. As mitigated, the design of the tentative parcel map will not injure fish or wildlife or their habitat.

13. The design of the subdivision or the type of improvements is not likely to cause serious public health or safety problems.

Analysis: The tentative parcel map is consistent with the requirements set forth in the General Plan, Specific Plan, and Airport Compatibility Plan. Public improvements, including water, sewer, storm drains, streets and sidewalks, will be installed as part of the project. Subsequent 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.

14. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or the use of property within, the proposed subdivision. Notwithstanding the preceding sentence, the advisory agency, or on appeal the board, may approve the map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and the approving officer or body shall not use this subdivision (7) to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis: The applicant has granted and will be granting all of the necessary easements for public utilities.