



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/16/2012

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348

SUBJECT: Inglewood Village Business Park Modification and Tentative Parcel Map

RECOMMENDATION

INGLEWOOD VILLAGE BUSINESS PARK - INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P11-00107) & TENTATIVE PARCEL MAP (P11-00478)

CEQA Status: Subsequent Negative Declaration prepared. According to the proposed Subsequent Negative Declaration, the project would not have any potentially significant effects. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval to modify Use Permit #99077-UP to construct an approximately 4,092 square foot one story office building and add an additional 15 parking spaces to an existing 3 building office complex for a total of 27,764 square feet, with a total of 132 parking spaces and install an additional stormwater detention system. The building will be constructed using the same materials and in the same design as the three previously approved and constructed buildings. Approval to re-subdivide the existing 3 unit commercial condominium project into 14 units with a common owner's association responsible for building and property maintenance. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of State Highway 29 within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-590-001), 811 St. Helena Hwy, St. Helena.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve Use Permit and Tentative Parcel Map as conditioned.

Staff Contact: Linda St. Claire, 299-1348 or Linda.stclaire@countyofnapa.org

FINAL ACTION CONTINUED FROM MAY 2, 2012 PLANNING COMMISSION MEETING

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Subsequent Negative Declaration based on Findings 1-10 of Exhibit A;
2. Approve Use Permit (P11-00107) based on Findings 11-15 of Exhibit A and subject to the recommended conditions of approval of Exhibit B; and
3. Approve Tentative Parcel Map (P11-0047) based on Findings 16-22 of Exhibit A and subject to the recommended conditions of approval of Exhibit B.

Discussion:

This project consists of constructing a new 4,092 square foot office building on a parcel currently occupied by a three office buildings for a total of 27,764 square feet, adding an additional 15 parking spaces, installing an additional stormwater detention vault and re-subdividing an existing 3 unit commercial condominium project to allow a total of 14 units within the four buildings. The proposal is similar to other commercial neighborhood parcels of this size within the County. This item was continued to a date uncertain on February 1, 2012 to address neighbor concerns regarding potential stormwater issues. The potential stormwater issues have been reviewed by staff and conditions are included for the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

An Environmental Impact report (EIR) addressing commercial development on the property was previously prepared and certified in January 2001, and used as the basis for approval of the original Use Permit. The EIR addressed the potential environmental effect of the Inglewood Village Business Park, including expected individual and cumulative environmental impacts resulting from the approval, construction and operation of the project. Mitigation measures were incorporated into the project and have been met or implemented. No substantial changes are proposed or would occur that would require major revisions of the EIR. The changes to the proposed project since adoption of the previous EIR generally consists of constructing a 4,092 square foot office building, an additional 15 parking spaces, an additional stormwater detention system and a re-subdivision of the existing 3 unit commercial condominium into 14 units. No new significant environmental effects have been identified nor has there been an increase in the severity of previously identified effects.

A Subsequent Negative Declaration was prepared and circulated January 6, 2012. As a result, concerns were raised regarding potential storm drainage issues. A revised Subsequent Negative Declaration has been prepared and recirculated for comment from April 11, 2012 through April 30, 2012. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

BACKGROUND AND DISCUSSION

In accordance with the Napa County Planning Commission's decision and direction of the May 2, 2012 Planning Commission meeting regarding Inglewood Village Business Park Use Permit Modification P11-00107 and Tentative Parcel Map P11-00478, please find attached, revised Conditions of Approval, as also agreed upon by the applicant and neighbors.

SUPPORTING DOCUMENTS

- A . Proposed Findings
- B . Revised Conditions of Approval
- C . Subsequent Negative Declaration

Napa County Planning Commission: Approve

Reviewed By: John McDowell