

RESOLUTION NO. R2018-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF THE USE PERMIT, DESIGN REVIEW PERMIT, AND TENTATIVE MAP FOR THE PREVIOUSLY APPROVED LOS ROBLES SUBDIVISION AT 21 LOS ROBLES DRIVE AND DETERMINING THAT THE ACTION IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on November 13, 2017, Thomas Hodge (the "Applicant"), the owner of the property at 21 Los Robles Drive (APNs 046-180-016, -017, -018) ("Site") submitted an application to the City of Napa (Planning Division File No. PL17-0166) for a two-year extension of the previously approved use permit for an increase in residential density within the Hillside Overlay Zoning District ("Use Permit"), design review permit for a subdivision map and house plans ("Design Review Permit"), and a tentative map to subdivide a 5.9-acre property into five single-family residential lots ("Tentative Map") (the "Project"); and

WHEREAS, the Applicant submitted subsequent amendments to the application, which include the latest submittal dated April 6, 2018, which was subsequently deemed complete and accepted by the City of Napa as being consistent with the applicable submittal requirements on May 4, 2018; and

WHEREAS, the City Council of the City of Napa, State of California, adopted Resolution No. R2006 184 on November 14, 2006, approving the Use Permit, Design Review Permit, and Tentative Map for the Project (Planning Division File No. 04-0259); and

WHEREAS, the City Council of the City of Napa, State of California, adopted Resolution No. R2009 55 on May 5, 2009, approving a two-year extension of the Use Permit, Design Review Permit, and Tentative Map for the Project (Planning Division File No. PL08-0133); and

WHEREAS, the Project approvals were extended by State mandates, including Senate Bill (SB) 1185, Assembly Bill (AB) 333, AB 208, and AB 116; and

WHEREAS, the application for an extension was filed prior to the expiration of the Tentative Map; and

WHEREAS, the Planning Commission held a noticed public hearing on June 21, 2018 on the Project, where it considered all written and oral testimony submitted to it, including a presentation by Staff; and

ATTACHMENT 1

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council hereby determines that the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Categorical Exemptions; Class 32), which exempts in-fill development projects that: (1) are consistent with the applicable general plan designation and applicable general policies and applicable zoning designation and regulations; (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) are on a project site that has no value as habitat for endangered, rare, or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) can be adequately served by all required utilities and public services. The exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of categorical exemptions is appropriate.

Section 3. The City Council hereby finds that the circumstances upon which the approval of the Use Permit, Design Review Permit, and Tentative Map were based have not substantially changed and that the findings made for the Los Robles Subdivision in Resolution Nos. R2006 184 and R2009 55 still apply to the Project and adequately support the requested extension of approvals.

Section 4. The City Council hereby grants a two-year extension of the Project to November 13, 2019. This extension is granted subject to compliance with the conditions of approval contained in Resolution Nos. R2006 184 and R2009 55, except as modified herein.

Section 5. This Resolution shall take effect immediately upon its adoption.

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 17th day of July, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney