

RESOLUTION R2020-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF THE TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, AND ADMINISTRATIVE PERMIT FOR THE PREVIOUSLY APPROVED HARVEST VILLAGE PROJECT, CONSISTING OF NINE SINGLE-FAMILY RESIDENTIAL LOTS AND HOMES, AT 804 CAPITOLA DRIVE; AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, Harvest Village LLC (the “Applicant”) submitted an application for a second two-year extension of the previously approved Tentative Subdivision Map to subdivide the property into nine single-family residential lots, the Design Review Permit for design of the Tentative Subdivision Map and dwellings, and the Administrative Permit to authorize two accessory dwelling units at 804 Capitola Drive (the “Project”) (APNs 046-020-018); and

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

WHEREAS, pursuant to the applicable requirements of the California Environmental Quality Act (“CEQA”) and its implementing regulations (the “CEQA Guidelines”), the City Council of the City of Napa, State of California, previously adopted Resolution No. R2016-23 on March 1, 2016 adopting a Mitigated Negative Declaration for Harvest Village, and adopted Resolution No. R2016-24 on March 1, 2016 approving the Harvest Village project (File No. PL15-0110); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on May 21, 2020, and has recommended approval of the subject application; and

WHEREAS, the City Council of the City of Napa, State of California, held a noticed public hearing on April 21, 2020 on the subject application.

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, pursuant to CEQA Guidelines Section 15162 , that the potential environmental effects of the actions authorized by this

ATTACHMENT 1

Resolution were adequately analyzed by the Initial Study and Mitigated Negative Declaration for Harvest Village (File No. PL15-0110), adopted March 1, 2016, pursuant to the applicable provisions of CEQA and CEQA Guidelines Sections 15070 through 15075 .

Section 3. The City Council hereby finds that the circumstances upon which the approval of the Tentative Subdivision Map, Design Review Permit, and Administrative Permit were based have not substantially changed and that the findings made for the Harvest Village in Resolution Nos. R2016-23 and R2016-24 still apply to this project and adequately support the requested extension of the approvals.

Section 4. The City Council hereby approves a two-year extension of the Tentative Subdivision Map, Design Review Permit, and Administrative Permit for Harvest Village to May 1, 2022. This extension is granted subject to compliance with the conditions of approval contained in Resolution Nos. R2016-23 and R2016-24, except as modified by Resolution No. R2018-042.

Section 5. This Resolution shall take effect immediately.

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 18th day of August 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney