

FILE # PI0-00119-UP

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**  
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship  
 A Commitment to Service

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: CN (Commercial Neighborhood) Date Submitted: 19 MAR 2010  
 TYPE OF APPLICATION: Use Permit Date Published: 5 NOV 2010  
 REQUEST: \_\_\_\_\_ Date Complete: 3 Nov 2010  
To allow church, storage and additional commercial uses  
as part of a comprehensive use permit

TO BE COMPLETED BY APPLICANT  
 (Please type or print legibly)

PROJECT NAME: 400 - 412 Circle Drive, 46 Sky Oaks Drive AVC - Garage.  
 Assessor's Parcel #: 024-161-001-000 Existing Parcel Size: 3.39  
024-153-029-000  
 Site Address/Location: 400 - 412 Circle Drive Angwin CA 94508  
 No. Street City State Zip  
 Property Owner's Name: CCB Properties LLC  
 Mailing Address: 335 Smith Way, Angwin CA 94508  
 No. Street City State Zip  
 Telephone #: (707) 227-2827 Fax #: (707) 963-5286 E-Mail: jeff@napavalleypartners.net  
 Applicant's Name: Jeff Veness  
 Mailing Address: 335 Smith Way, Angwin CA 94508  
 No. Street City State Zip  
 Telephone #: (707) 227-2827 Fax #: (707) 963-5286 E-Mail: jeff@napavalleypartners.net  
 Status of Applicant's Interest in Property: Owner.  
 Representative Name: Jeff Veness  
 Mailing Address: 335 Smith Way, Angwin CA 94508  
 No. Street City State Zip  
 Telephone #: (707) 227-2827 Fax #: (707) 963-5286 E-Mail: jeff@napavalleypartners.net

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County/Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Jeff Veness 3-8-2010  
 Signature of Property Owner Date  
Jeff Veness  
 Print Name

Jeff Veness 3-8-2010  
 Signature of Applicant Date  
Jeff Veness  
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ 5,000.00Receipt No. 79629Received by: PA/RL Date: 19 MAR 10

\*Total Fees will be based on actual time and materials

**400 to 412 Circle Drive  
40 Sky Oaks Drive  
Angwin, CA 94508  
3.39 acres of Commercial Property  
024-153-029-000 and 024-161-001-000**

**Introduction:** In 1949 Mr. Aikeman, a builder and Mr. Friesen built this commercial center of Angwin. The larger complex had multiple offices and business enterprises. During the same era, a Shell Garage was built for auto repairs and to house the Angwin Fire Department Vehicle. There were two separate lots with separate APN numbers and the two parcels were merged for assessment purposes.

**Circle Drive ( 400 to 412):** This was the major hub of town as the center of activity, with numerous services to the community. Dr. Robert Wells had a dental office in 400 Circle Drive for almost 30 years. A grocery store was also one of the first businesses in a major portion of the building. In conversing with several historians who have lived in Angwin for over 60 years, they also gave additional information regarding employment opportunities housed in the building as well. Art Westphal had his first job working for his father in a church pew building company. Also he had an upholstery business there in the early years. A Western Auto store was in one of the sections along with a Sears catalogue store as well. A bakery was also in the building along with a beauty salon. A printing press company and also a Jewelry Store fixing watches were two other companies. Over the years offices also occupied various sections of the complex.

The building was purchased by Gordon Elliot and it fell into disrepair. In 1980, the Seventh-day Adventist church needed a home for the Angwin Village congregation separate from Pacific Union College. It met a community need as the services were more conservative in nature. They worked with Napa County to get a use permit to allow the congregation to meet there. Mr. Don Christenson had a health food business in the building and also a printing company. Napa Valley Office of Education utilized it for six specialty students and two teachers for a three-year term as well.

Presently, 5,000 square feet of the building has been used as a church for the Seventh-day Adventist Village congregation. On Saturday mornings approximately 50 members are in attendance. They also have a Wednesday evening gathering with 10 attending. On an alternating monthly basis on a Sunday evening, a Business Meeting is held with a high of 15 members present. In the past five years there have been no Vacation Bible School programs. Traditionally one couple every two to three years had weddings and they were all under 50 guests. There is an office in one section of the complex. There are no immediate plans to host VBS programs. There are 23 parking spaces marked in front and overflow happens on the lawn in the back if needed. There are two rows of 60 foot trees in the back between the building and the homes that screen the view of the complex.

**Proposal:** It is requested that the Angwin Village Seventh-day Adventist Church continue to utilize the 5000+ square feet of the building recognizing the existing use designation. The church program operates Saturday Morning from 9:00 to 1:00 and Wednesday evening from 7:00 to 9:00

There is 2500 square feet of space available on the north/west wing of the building that is presently un-leased. Preliminary conversations are being conducted with business owners. An option under consideration is a barber shop or salon, bakery and offices.

### **Garage 40 Sky Oaks Drive**

In 1949, a 1,600 square foot Service Station was also built by Mr. Aikeman and Mrs. Friesen. One bay of the garage was used to park the Angwin Volunteer Fire Truck till their new structure was built in 1955. This Service Station was built at the corner of College Avenue and Sky Oaks Drive. It resided on 1.5 acres and cars were repaired at this location. In the 60's the Kalua family utilized it as a hot rod and car repair company. The last enterprise to occupy the garage was a tire recapping company. Over the past 30 years the building has remained empty with exception to some storage housed in the structure. The last enterprise to occupy the garage was a tire recapping company. In 1970 was the last the building was used for business and has remained empty with exception to incidental storage.

In 2003 CCBJ Properties LLC purchased the property and in 2007 the septic was upgraded with a permit. In 2008 the structure was painted inside and out. In 2009, gravel was installed where the parking lot existed.

The future use that we would envision would be to store two vehicles, one truck and some house hold items for storage. Twenty two 10 foot redwood trees were planted in the fall of 2009 to enhance the physical aesthetics of the neighborhood to offer screening. Over 20 olive trees were also planted around the peripheral area of the property as well.

**Proposal:** At 40 Sky Oaks Drive it is requested that it be utilized for storage along with incidental outdoor storage screened by the recently planted redwood trees.

**It is further proposed that the following uses may be permitted also:**

1. Retail business including: candy, ice cream shops, retail bakeries, health food stores, gift and novelty shops, hardware stores, newsstands and bookstores.
2. Food Markets
3. Medical, Optical and dental offices and related laboratory facilities as an accessory
4. Branch Post Office
5. Video Rentals
6. Nurseries and garden stores, including outdoor storage of plant materials
7. Small financial services such as branch banks and automatic teller machines.
8. Professional, administrative, executive, financial, real estate, insurance and other general business offices.
9. Auto Supply Shops
10. Custom Cabinet, framing, upholstery and other similar shops using less than 2500 square feet.
11. Contractors offices with incidental outdoor storage.
12. Outdoor storage of materials and equipments when incidental to the commercial use and is confined to 3000 square feet and situated on the rear half of the lot.

September 13, 2010

## INFORMATION SHEET

### I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Angwin Village Church / Storage / Office
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): \_\_\_\_\_
- C. Estimated Completion Date for Each Phase: Phase 1: December 09 Phase 2: \_\_\_\_\_
- D. Actual Construction Time Required for Each Phase: ☒ less than 3 months  
☐ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: \_\_\_\_\_
- F. Additional Licenses/Approval Required:
- District: \_\_\_\_\_ Regional: \_\_\_\_\_  
State: \_\_\_\_\_ Federal: \_\_\_\_\_

### II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 7600, 1600  
Proposed total floor area on site: 9200  
Total development area (building, impervious, leach field, driveway, etc.) \_\_\_\_\_  
New construction: None  
existing structures or portions thereof to be utilized: 7600  
existing structures or portions thereof to be moved: 1600
- B. Floor Area devoted to each separate use (in square ft):  
living: \_\_\_\_\_ storage/warehouse: 1600 offices: 750  
sales: \_\_\_\_\_ caves: \_\_\_\_\_ other: \_\_\_\_\_  
septic/leach field: \_\_\_\_\_ roads/driveways: \_\_\_\_\_
- C. Maximum Building Height: existing structures: 14' new construction: \_\_\_\_\_
- D. Type of New Construction (e.g., wood-frame): \_\_\_\_\_
- E. Height of Crane necessary for construction of new buildings (airport environs): \_\_\_\_\_
- F. Type of Exterior Night Lighting Proposed: Flourescent
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):  
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N  
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)  
(Reference Table 6 A of the 2001 California Building Code)

### III. PARKING

- |                                  | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|-----------------|-----------------|
| A. Total On-Site Parking Spaces: | <u>30</u>       | <u>30</u>       |
| B. Customer Parking Spaces:      | <u>25</u>       | <u>25</u>       |
| C. Employee Parking Spaces:      | <u>5</u>        | <u>5</u>        |
| D. Loading Areas:                | <u>1</u>        | <u>1</u>        |

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>1</u>	<u>1</u>
B. Expected Hours of Operation:	<u>8</u>	<u></u>
C. Anticipated Number of Shifts:	<u>8-5</u>	<u></u>
D. Expected Number of Full-Time Employees/Shift:	<u>5</u>	<u></u>
E. Expected Number of Part-Time Employees/Shift:	<u>1</u>	<u></u>
F. Maximum Number of Visitors		
• busiest day:	<u>20</u>	<u></u>
• average/week:	<u>60</u>	<u></u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>1</u>	<u></u>
• average/week:	<u>3</u>	<u></u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities  
Food Serving Facilities

- restaurant/deli seating capacity:
- bar seating capacity:
- public meeting room seating capacity:
- assembly capacity:

B. Residential Care Facilities (6 or more residents)  
Day Care Centers

- type of care:
- total number of guests/children:
- total number of bedrooms:
- distance to nearest existing/approved facility/center:

Existing

Proposed

## WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

### I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

Hammuc

B. Name of Proposed Water Supplier (if water company, city, district):  
annexation needed?

Hammuc

☐ Yes ☒ No

☐ Yes ☐ No

C. Current Water Use (in gallons/day):  
Current water source:

30  
Hammuc.

D. Anticipated Future Water Demand (in gallons/day):

60

E. Water Availability (in gallons/minute):

Unlimited

F. Capacity of Water Storage System (gallons):

\_\_\_\_\_

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

\_\_\_\_\_

F. Completed Phase I Analysis Sheet (Attached):

### II. LIQUID WASTE

Domestic  
(sewage)

Other  
(please specify)

A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):

Septic System

B. Name of Disposal Agency (if sewage district, city, community system):  
annexation needed?

☐ Yes ☒ No

☐ Yes ☐ No

C. Current Waste Flows (peak flow in gallons/day):

\_\_\_\_\_

D. Anticipated Future Waste Flows (peak flows in gallons/day):

\_\_\_\_\_

E. Future Waste Disposal Capacity (in gallons/day):

\_\_\_\_\_

### III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):

Upper Valley

B. Grading Spoils (on-site, landfill, construction, etc.):

Land fill

### IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

Upper Valley

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

\_\_\_\_\_

TRAFFIC INFORMATION

Church Service

Project Trip Generation							
	Personnel/Visitors			Vehicle Trips			
	Operations	Marketing Events		Operations	Marketing Events		
	Daily M-F	Minimum	Maximum Weekends	Daily M-F	Minimum	Maximum Weekends	
Operating Hours	8-5	9:00	12:30	8-5	9:00	12:30	
Employees	5			Employee Trips	5	1	
Full-Time	5			Full-Time	5	1	
Seasonal Peak				Seasonal Peak			
Peak Hours				Peak Hours			
Total Employees	5			Total Employee Trips	5		
Event Support Staff	1			Event Support Staff	1		
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff	1			Total Support Staff Trips	1		
Visitors	3	40	60	Visitor Trips	3	40	60
Peak Hours				Peak Hours			
Total Visitors	3			Total Visitor Trips	3		
				Total Trucks - Deliveries, Shipping, etc. Trips			
Grand Total	8	40	60		8	40	60
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed							
operations, include a trip generation grand total.							

	Number of People Onsite			
	Full-Time	Seasonal Peak	Marketing Events	Marketing Events
No. Employees	3	5		
Support Staff, caterers, clean-up, etc.				
Visitors	40	60	10	
Residents				
Grand Total	43	65	10	





TRENT CAVE, R.E.H.S.  
Director

**NAPA COUNTY DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT**

1195 THIRD STREET, SUITE 101  
NAPA, CALIFORNIA 94559-3002  
(707) 253-4471 • FAX (707) 253-4645

**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
PLANNING APPLICATIONS – SUPPLEMENTAL INFORMATION SHEET**

**Solid Waste Disposal:**

Identify the use and feasibility of the following items:

1. Source reduction of solid waste (any action that causes a net reduction in the generation of solid waste, such as using recyclable materials).
2. Recycling and composting to reduce the solid waste stream (such as collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste).
3. Transformation and disposal of solid wastes (such as incineration or biological conversions other than composting).
4. Designated wastes/special disposal problems.

**Hazardous Materials:**

Be sure to fill out the Napa County CUPA related Business Activities Form included in your Use Permit package. This information will be used to determine what conditions, if any, will be placed on the use permit application.

All facilities that handle a hazardous material, acutely hazardous material or hazardous waste in quantities exceeding statutory reporting requirements must develop and implement a Hazardous Materials Business Plan within 60 days of commencing use. Facilities that typically store or handle hazardous materials below threshold quantities must submit a Negative Declaration Response to the Hazardous Materials Section. This also must be submitted within 60 days of commencing use.

Additional information on these requirements can be obtained from the Hazardous Materials team in the Department of Environmental Management by calling (707) 253-4471.



**Napa County Department of Environmental Management  
CUPA-Related Business Activities Form**

**Business Name:** C C B J Properties LLC.  
**Business Address:** 400-412 Circle Drive Angwin  
**Contact:** Jeff Veress. **Phone #:** 707-227-2827

**A. HAZARDOUS MATERIALS**

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

**B. UNDERGROUND STORAGE TANKS (UST's)**

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

**C. ABOVE GROUND STORAGE TANKS (AST's)**

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

**D. HAZARDOUS WASTE**

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

**E. OTHER**

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

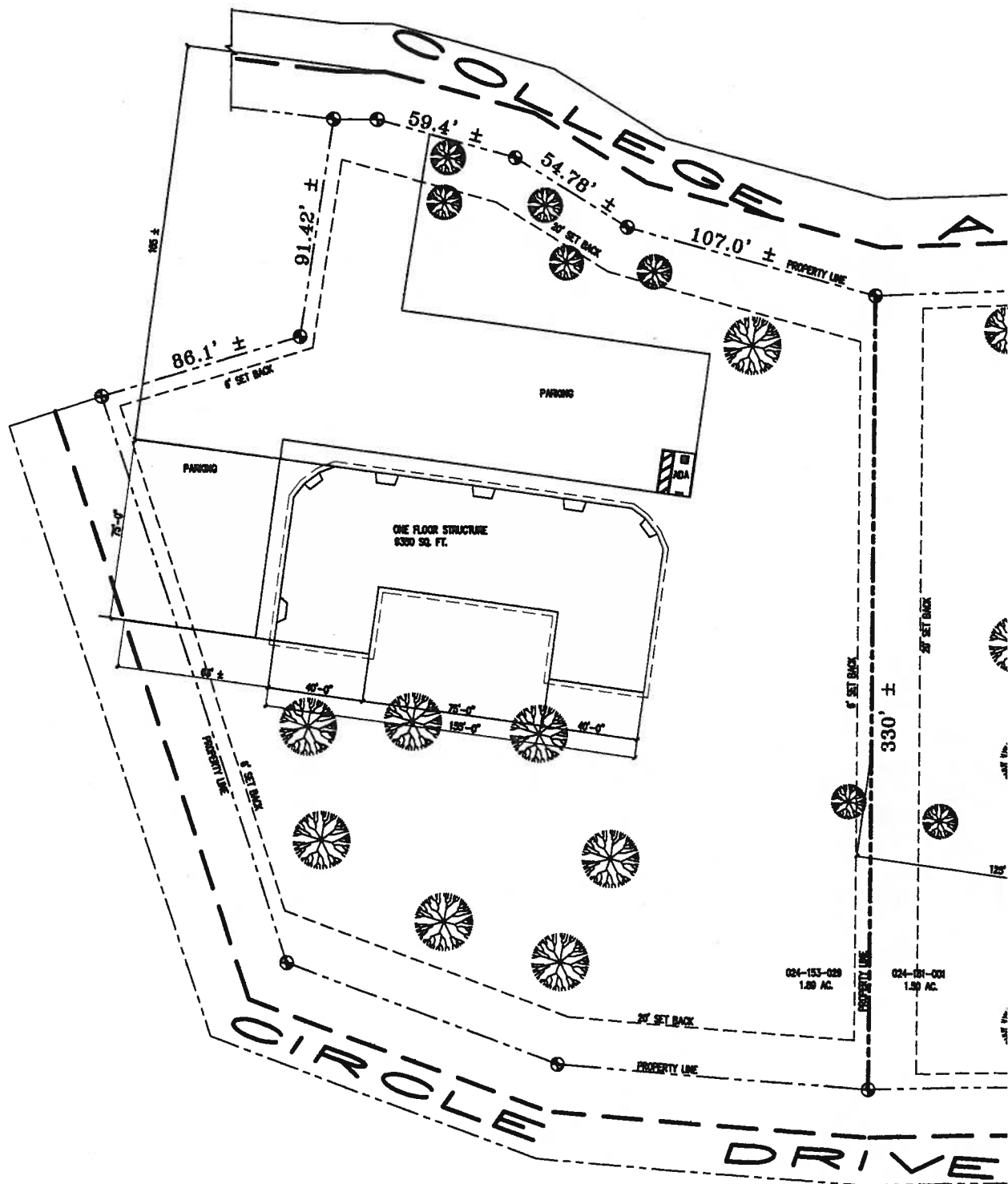
☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO

400-12 CIRCLE DRIVE

024-153-029

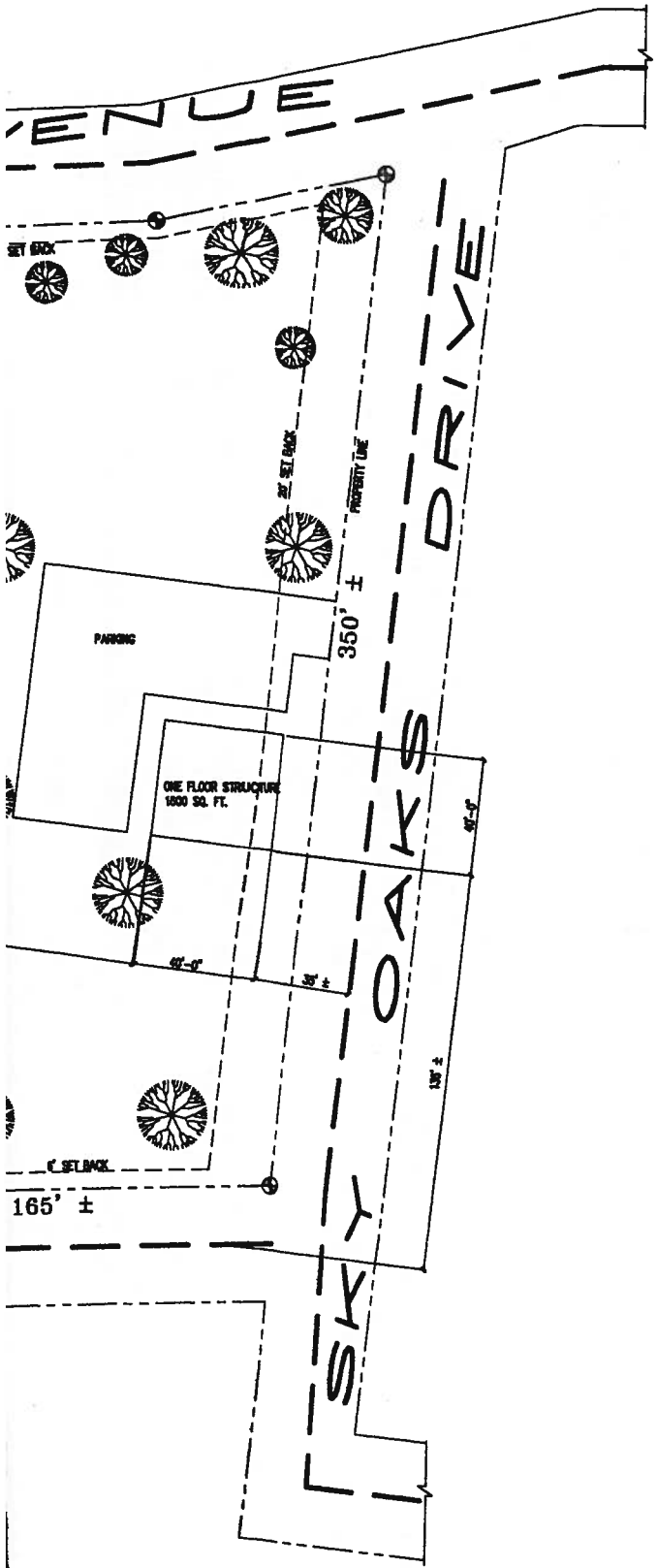


PLOT PLAN

SCALE: 1"=30'



SKY OAKS DRIVE  
024-161-001



Cad  
And  
Draft

Computer  
Aided  
Drafting

NAPA, CALIF. 94558  
(707)255-1236

DRAWN BY  
M THOMPSON

**TITLE:**  
**FLOOR PLAN/AS-BUILT**  
JEFF VENESS  
400 CIRCLE OAKS DRIVE  
ANGWIN, CALIF  
ALLEN REALTORS

**DESCRIP**  
**PLOT  
PLAN**

**DATE**  
03-09-00

**SCALE**  
NOTED

**SHEET**

1

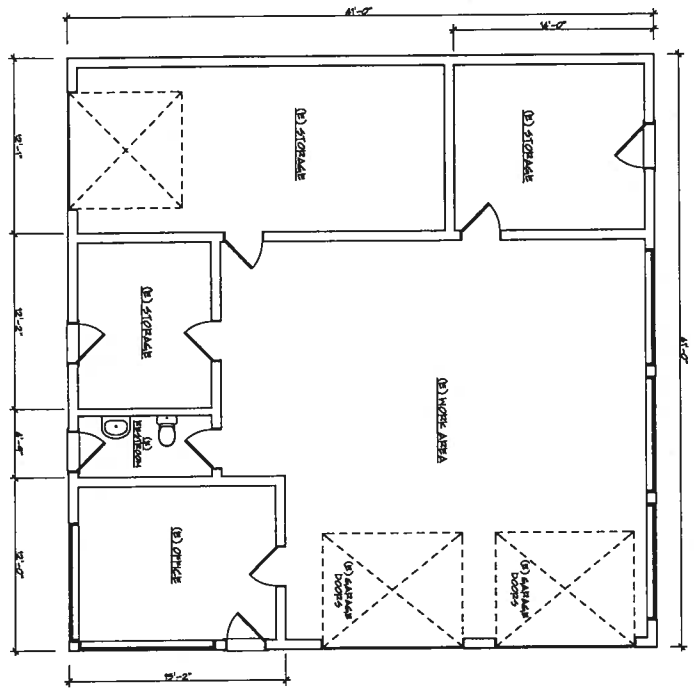
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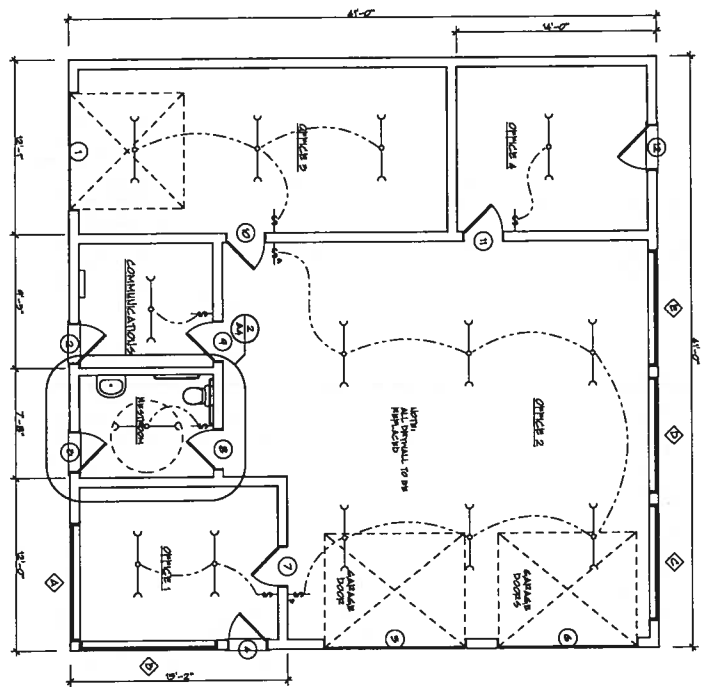
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DRAWING NO.

EXISTING NORTH BUILDING PLAN

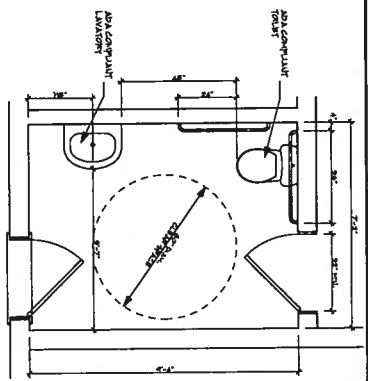


NEW NORTH BUILDING PLAN



- DOOR SCHEDULE**
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  - 100 (b) OPERABLE, REPAIRABLE DOOR
- WINDOW SCHEDULE**
- 1 (b) OPERABLE, REPAIRABLE WINDOW
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2 ADA-COMPLIANT RESTROOM



NOTES:  
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Venues Use Permit Drawings  
79 Sky Oaks Drive, Angwin, CA 94908

SHEET DESCRIPTION  
EXISTING & NEW NORTH BUILDING

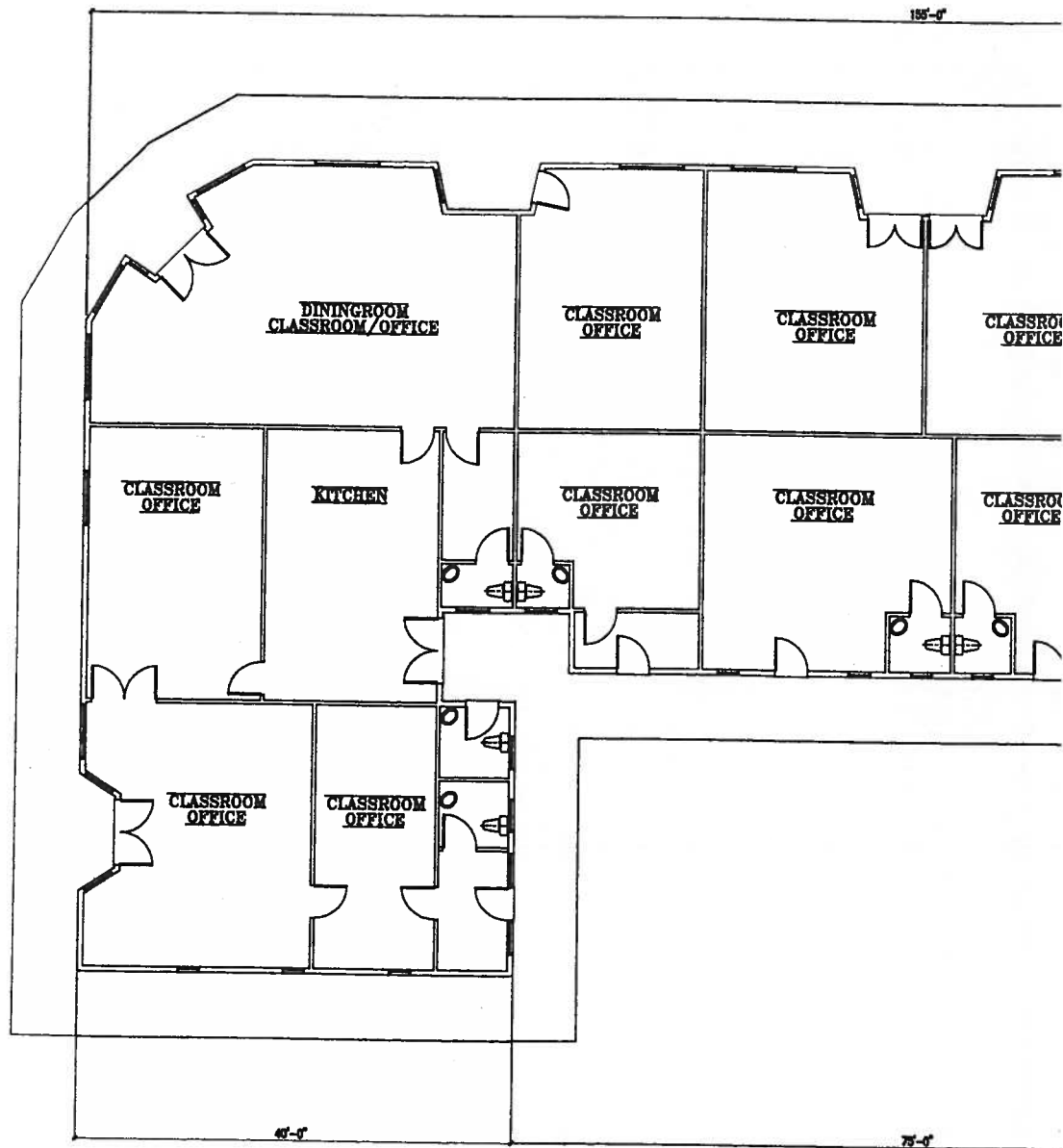


**RGArchitecture**  
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LICENSE NO. C 1670  
P.O. BOX 2123, SAINT HELENA, CA. 94574  
PHONE: 707-963-7650 FAX: 707-320-0620  
WEB: WWW.RGARCHITECTURE.COM

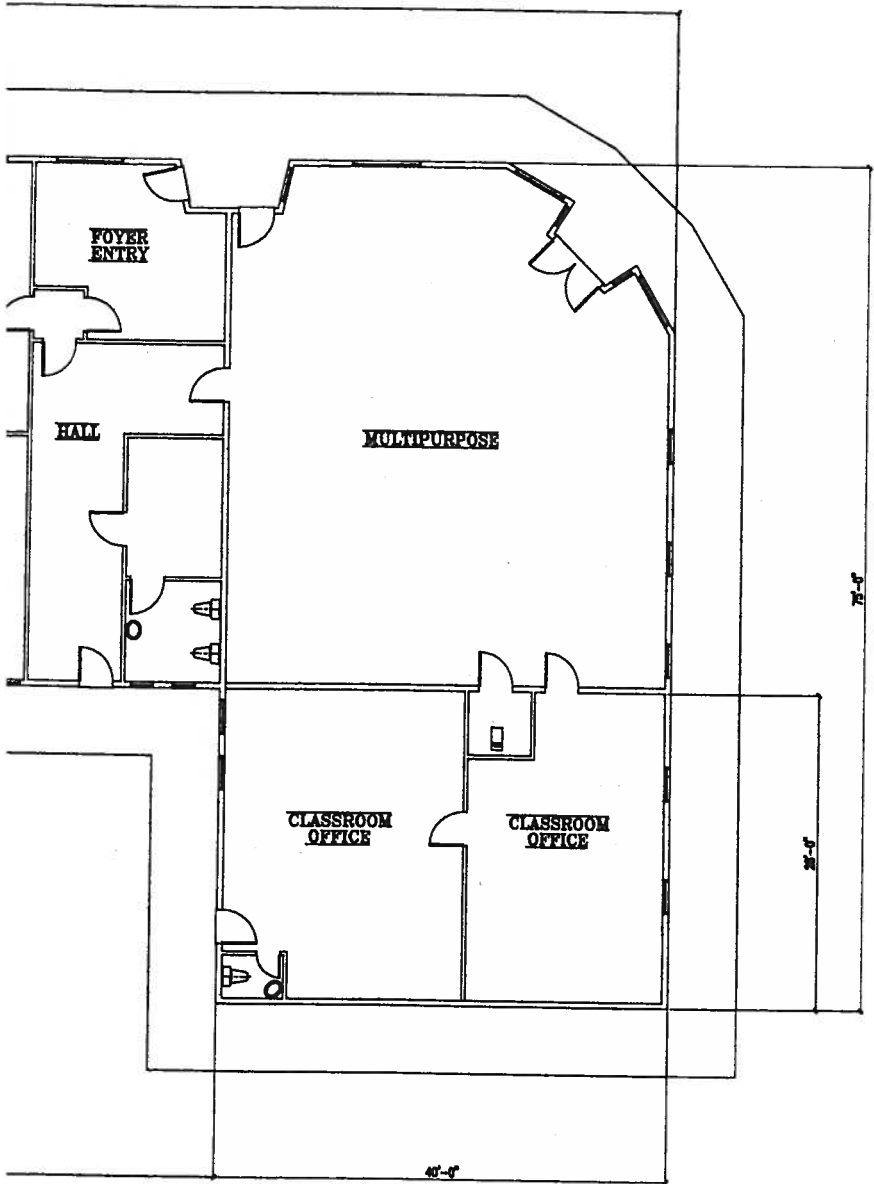
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FILENAME: 12/16/08  
APPROVED BY: ARCHITECT  
OWNER: CONSULTANT

PRINT DATE: 12/16/08  
REVISIONS: KEY DATE  
REV.1  
REV.2



**FLOOR PLAN/AS-BUILT**  
SCALE



**Cad  
And  
Draft**

**Computer  
Aided  
Drafting**

NAPA, CALIF. 94558  
(707)255-1236

DRAWN BY  
M THOMPSON

**TITLE:**  
**FLOOR PLAN/AS-BUILT**  
JEFF VENESS  
400 CIRCLE OAKS DRIVE  
ANGWIN, CALIF  
ALLEN REALTORS

**DESCR:**  
**FLOOR PLAN  
AS-BUILT**

**DATE**  
03-10-09

**SCALE:** 1/8"=1'-0"

**SHEET**

**2**

OF 2

DRW.SZ[D]REV.