

**Opposition to Fourth Building from 2004**  
(Including Petition from December 2006 with 59 signatures)

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To:  
Supervisor Diane Dillon  
Comissioners: Jim King, Bob Fiddamon, Rich Jager, Terry Scott, & Heather Phillips  
Planning Director Hillary Gitelman  
Assistant Planning Director Steve Lederer  
Planner Sean Trippi

January 5, 2007

Happy New Year,

This email is intended to direct your attention to an issue of great concern to the residents of Inglewood Ave., Tokay Lane, Lydia Lane and Stanton and many of the surrounding neighborhoods. The South St. Helena neighbors have been applauded for there work in negotiating with commercial entities in the area in forging win-win solutions to the development challenges that we all face.

Regarding the Inglewood Village Office Park this was a lengthy process but yielded a final project which the neighborhood supported. The original project had four buildings and would have generated high traffic with a combination of retail businesses and restaurants. In the final approved project there are three buildings and the emphasis is on offices and services and a greenbelt of vineyard and no commercial sidewalk along Inglewood Ave., so as to protect our rural neighborhood.

We were told that the Phase One building (already constructed and soon to be occupied) was being moved from a central location on Inglewood Ave. to the East for "better traffic circulation," however it appears that the real reason was to allow the developer to seek later approval for a fourth building. The vineyard that was required for occupancy on Phase One has not been planted. The Evergreen screen along the West boundary where the wall ends was not planted. Instead 4 deciduous oak trees and some small shrubs that would not be likely to exceed 3 feet in 15 years were placed rather poorly where the screen is required. The Developer is now advertising a Fourth building and Fourth Phase where the vineyard was to be planted and they have stubbed in a large water main to this same area. We wish to register our opposition to any further development beyond the three buildings already approved!

At what point does the County protect us from unscrupulous owners who have not acted in good faith and continue to pursue more development in spite of their commitments to act otherwise. A petition with 59 signatures is being sent by snail mail to Sean Trippi. It reads as follows:

**We the undersigned wish to register our opposition to any additional buildings on the Inglewood Village Business Park beyond the three approved by the Use Permit Modification #P04-0428-MOD. The neighborhood negotiated with the Developer Phil Smith to limit the project to three buildings with office/service use in exchange for neighborhood support. The approved Vineyard was to act as a buffer between**

**the commercial aspects of this development and our residential neighborhood. The failure to install the vineyard as required by Use Permit Phase one, the advertisement of a lease of a fourth building where the vineyard is to be located and the installation of a water main to this area to service a fourth building indicates that Inglewood Village has broken faith with the community and is in violation of its agreements.**

Signed:

Susie Reedy  
Shelia Kelly  
Diane Morris  
William Heldfond  
Sheri Borges  
Lawrence B. Zuntz  
Stephanie Zuntz  
James W. Lynch  
James Sehon  
Karen Mitchell  
John Mitchell  
Marilyn Little  
Monty G. Reedy  
Carol A. Hennessey  
Debbi Smith  
Johnseye Elliott  
Katie Somple  
Frank Borges  
Desi Siegrist  
Mary L. Edan  
Mary Jane Rossi  
Rose Taylor  
Barbara Delzell  
Jack Cole  
Hilda Bettinelli  
Lucio E. Perez  
Tammy Piazza  
Elmer Mocettini  
Anna Hernandez  
Michael Vanderbilt  
Marilyn Walters  
Catherine Lynch  
Kelly Wheaton  
Michael Wheaton  
Stephen Janeck  
Mary Radu  
Richard Auger  
Diane Beltrami

Dan Beltrami  
Mary R. Costello  
Issac M. Perez  
Shirley Spink  
Ron Somple  
Melanie Ward  
Julie Shaheen  
Roger Shaheen  
Eve Kanne-Ulin  
Amber Wagner  
Beata Henry  
Roger Sexton  
Tary Salinger  
Dorothy Minns  
Richard A Carlson  
Louise Switzer  
Pam Pollastrini  
Jeanne Nagy  
Meryll Gobler  
Lanna Nakone  
Anita Brownell



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

PATRICK LYNCH, AICP  
Acting Director

STEVE LEDERER  
Deputy Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

BARBARA ABATE  
Planner

TRISH HORNISHER  
Planner

NAOMI BEATTIE  
Planner

NANCY JOHNSON  
Planner

SUZIE GAMBILL  
Planning Technician

C. RENEE LEDERER  
Planning Administrative  
Specialist

October 12, 2004

Mr. Phillip L. Smith  
The Phillip L. Smith Company, Ltd.  
P.O. Box 98  
Acampo, CA 95220

**SUBJECT: INGLEWOOD VILLAGE BUSINESS PARK**  
**Inglewood Avenue/State Highway 29; APN 027-120-063**  
**Very Minor Modification (File #P04-0428-MOD)**

Dear Phil:

As you know, a number of issues have been raised regarding your proposed modification. Please submit the information outlined below so that we may move your project forward.

1. Drainage. I understand you will not have a final drainage plan until the location of Building A is finalized. However, please provide a preliminary drainage plan/study showing proposed drainage patterns, how development will impact drainage, and proposed drainage improvements. Written agreements with neighboring property owners where off-site improvements are needed should be in place prior to a final action on the Modification application. Reducing impacts to neighboring properties and roadways should be specifically addressed.

2. "Not a part." My understanding is that the neighboring property owners are strongly opposed to a fourth building. From the County's standpoint, this area should include landscaping along the street frontage and groundcover over the remainder.

3. Inglewood driveway. The property owner across the street believes the driveway will be directly opposite their home. Please submit a revised site plan, drawn to scale, showing the location of the properties and homes across Inglewood from the project site.

4. State Highway 29 frontage. All frontage improvements and landscaping should be constructed along the highway with the first phase as Phase 3 may not occur in the near future. Groundcover should be planted in the area where the driveway will be constructed if the driveway is not constructed in the first phase.

5. Landscaping. Please provide a preliminary landscape plan. The plan should specifically address landscaping along Inglewood and the highway.

6. Hours of operation. Please provide proposed hours of operation. Proposed hours should include those for customers and employees/business owners.

If you have any questions, please contact me at (707) 253-4417 or [strippi@co.napa.ca.us](mailto:strippi@co.napa.ca.us).

Sincerely,

Sean Trippi, Principal Planner

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

FAX:  
707-253-4336

WWW.CO.NAPA.CA.US

**Subject:** Re: Inglewood Village

**From:** Kelly Wheaton <a4est42@napanet.net>

**Date:** Thu, 04 Nov 2004 13:08:57 -0800

**To:** Sean Trippi <strippi@co.napa.ca.us>, Phil Smith <jsmith8967@aol.com>

Sean,

We met with Phil Smith upon his request, on Monday November 1<sup>st</sup> regarding Inglewood Village. The following understandings were reached:

- 1) We have agreed to the proposed drainage plan that includes drain water storage on the southern area of Inglewood Village to be removed via metered discharges to a diagonal culvert through Storage Pro to their southwest corner and the building of a new catch basin at the southwest corner of Storage Pro. The Use Permit should contain language regarding proper maintenance of said basin. *we did not know that this would not work*
- 2) "Not a Part" will be removed from the site plans and any other documents to be replaced by the word "vineyard." This area will be planted in vineyard during phase one. There is no agreement on any future buildings or development and even the suggestion of such will result in immediate opposition to the proposed modification of use permit.
- 3) First phase will include improvements and landscaping along Inglewood Ave, walls on our East and South property lines (south wall is part of an agreement between Inglewood Village and Storage Pro) and street trees along Inglewood Ave and Screening trees along our shared property line in the areas not screened by wall (redwood or similar evergreen as per original landscape plans as shown in earliest landscape plan and artist rendering in EIR Exhibit 4.6-12). The poplars and cherry trees shown on later plans were taken out by Inglewood Village and so there is no screening at this time. We want to insure that this screening will be included in phase 1.
- 4) We will agree to the landscaping and improvements for Highway 29 being postponed until Phase 2 if Montelli is removed from property prior to

completion of Phase 1. Phase 2 should include landscaping to Hwy 29 frontage.


- 5) We have agreed to meet to discuss the landscape plan. We suggest agreement before building permits are granted.
- 6) Phil said he would abide by the original hours of operation. A letter dated Aug 14, 2000 agrees to general hours of operation between 7AM and 8 PM. However the Use permit has hours between 7 AM to 6 PM. Days of week are variously stated as M-F for offices M-Su for nursery. This needs to be clarified. Phil expressed the possibility that a bank would locate in Building C (phase 3) and it might have an ATM. This is a concern as it would fall outside of the approved hours and might need additional mitigations to prevent disruption to neighboring residences.
- 7) Phil said that there would not be room for on street parking along Inglewood Ave. we would like to get confirmation that this is indeed the case and request that the curb line along Inglewood be painted RED and signed "No Parking at anytime."
- 8) Phil has agreed to signage prohibiting limos, buses and winery parking. Parking is for Office/services only. He agreed to provide area residents with the contact information for the Security Company that will monitor the Inglewood Village.

Pending resolution of these issues it may be unnecessary to hold a public hearing. Perhaps updated information could be sent to our mailing list for comment. Mary Edano still has some concerns about the placement of the driveway. We are not aware of other major concerns other than those expressed above.

Sincerely,  
Michael & Kelly Wheaton

PS. Hope your back is feeling better.

**4. PHILLIP SMITH / SUZETTE MORI ETAL / INGLEWOOD VILLAGE BUSINESS PARK - USE PERMIT MODIFICATION REQUEST # P04-0428-MOD**

 **CEQA STATUS:** EIR (Environmental Impact Report) Previously Prepared and Adopted on January 17, 2001. The proposed modifications to this project are within the scope of the analysis of the previously approved EIR. This project site is not on one of the lists of hazardous waste sites enumerated under Government code section 65962.5.

**REQUEST:** Approval to modify Use Permit #99077-UP to revise the site plan and establish a phasing plan for the Inglewood Village Business Park. The previously approved site plan included a 3,575 square foot garden center building and a one-acre outdoor nursery which will be replaced by a 4,030 square foot one-story office building (Building A) and a vineyard. Building B (a 4,030 square foot, one-story office building) and Building C (a 15, 084 square foot office building) will remain unchanged. The 2.89 acre project site is located on the south side of Inglewood Avenue approximately 300 feet west of its intersection with St. Helena Highway (State Highway 29) within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel#: 027-120-063). 1275 Inglewood Avenue, St. Helena.

*No mention of a 4th building in Phase D.*  
Comments regarding each project or its environmental effects are solicited and should be presented at the hearing or in writing prior to the hearing on the project. Comments that will not be submitted at the hearing will be sent to the Napa County Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa, California. Written copies.

Copies of documents that include a Negative Declaration or EIR, if there is one, and any other documents therein, may be examined at the Planning Department, 1195 Third Street, Suite 210, Napa, California.

*4th Building was mentioned only in Private communication with Steve Lederer.*

For all projects, including the previous projects, supporting documents referred to in this notice should be submitted to the Conservation, Development and Planning Department, Napa, California.

Appeals to decisions of the Board of Supervisors may be filed with the Clerk of the Board of Supervisors, 310, within ten (10) working days of the date of the decision.

Comments should be filed in writing with the Clerk of the Board of Supervisors, 310, within ten (10) working days of the date of the decision.

If you challenge the project, you may be limited to raising only those issues you or the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: December 1, 2004

PATRICK LYNCH

Acting Director of Conservation, Development and Planning

PUBLISH: Friday, December 3, 2004 - Napa Valley Register



**Subject:** Re: Inglewood area

**From:** Kelly Wheaton <a4est42@napanet.net>

**Date:** Thu, 21 Oct 2004 11:34:40 -0700

**To:** "Trippi, Sean" <STRIPPI@co.napa.ca.us>

**BCC:** Mary Radu <Meradu@aol.com>

Sean,

Thank you for the updates. Please keep us informed of further developments. Specific comments below.

Storage Pro:

1) It seems that Napa County is bending over backwards to include every possible interpretation to justify increased usage of building. That being said we would appreciate the County requiring posted hours of operation.

2) It is prudent to require screening given the stockpiling of materials and the parking of employee vehicles along their north boundary. Jim Field has agreed to a wall between our property and his as a continuation of the wall being constructed by Inglewood Village.

Inglewood Village:

1) As we said in our letter and telephone conversation we believe the "Not a Part" is a deal breaker. Regardless of future intents, Napa County should not allow Inglewood Village to not landscape and X out a substantial part of their project on their site maps in the hopes of seeking further development. The square footage increase from the original proposal of single story retail to the current 3 building offices (1-two story, 2-one story buildings) is 2090 additional s.f. Allowing even a hint of further expansion is absolutely not acceptable.

2) Knowing that Inglewood Village intends to seek expansion at a future date explains the movement of building "A" to accommodate a future building "D." The neighborhood negotiated the current plan in good faith. It seems like a blatant example of greed to keep pushing for more and more and then crying when the neighborhood objects. Inglewood Village risks the withdrawal of community support if they continue making changes to this project that WILL substantially impact the neighborhood.

2) It seems that Inglewood Village plans not to develop the egress onto Hwy. 29 until further stages and this would place all the burden on to Inglewood Ave. All area residents should be noticed about this proposed change as this project effects the 49 households residing here and their ability to gain access to hwy. 29 (our only exit).

~~Inglewood area~~

3) We believe in the absence of gating that a 24 hour local security firm that is available to warn and remove unauthorized vehicles be required.

Thank you.

Michael & Kelly Wheaton  
1335 Inglewood Ave.  
St. Helena. CA 94574

Trippi, Sean wrote:

Kelly - Attached are recent letters regarding Inglewood Village and Storage Pro.  
<<InglewoodVillage-Addl Info.doc>> <<StoragePro-MEMO.DOC>>

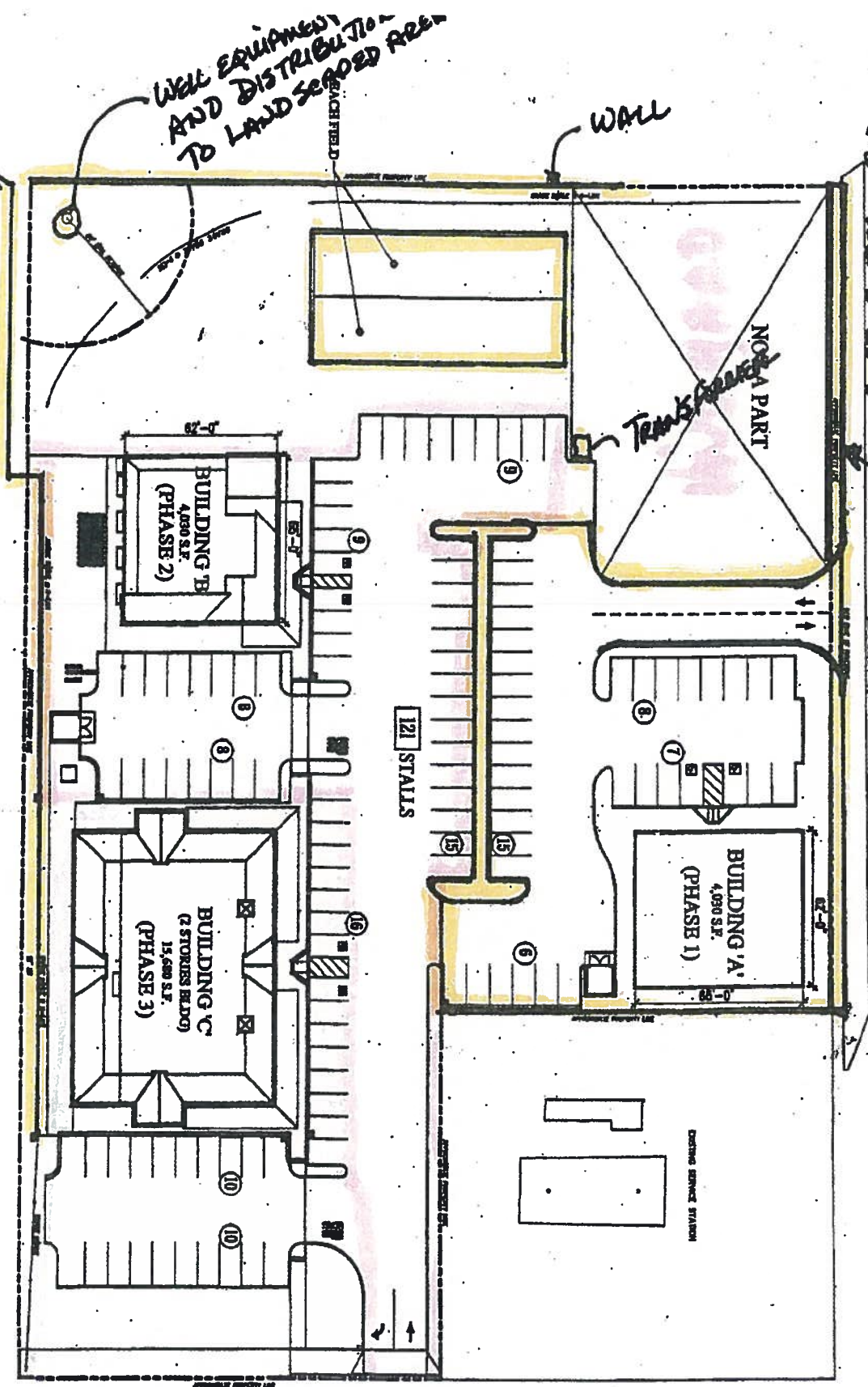
Curd, gutter, sidewalk

**SITE PLAN**  
**DATE: 8/10/04**

**BLDG. AREA = 23,740 SF**  
**PARKING = 121 CARS**

# STATE HIGHWAY 29

Copy of Phil's highlighting and change from  
"Not a Part" to Vineyard



WELL EQUIPMENT  
AND DISTRIBUTION  
TO LAND SECTOR ARE

WALL

**NOTA PART**

Thank

**BUILDING 7**  
**4,030 S.F.**  
**(PHASE 1)**

**BUILDING 'C'  
(2 STORIES BLDG)  
15,600 S.F.  
(PHASE 3)**

121 STALLS

**BUILDING 1  
4,030 S.F.  
(PHASE 2)**

DATE: 8/10/06

BLDG. AREA = 23,740 SF  
PARKING = 121 CARS



## REFERENCE NORTH



# LESS FOCUS

<b>The Dow</b>	11,097.87	+9.84
<b>NASDAQ</b>	2,069.04	+11.33
<b>S&amp;P 500</b>	1,268.21	+1.47
<b>Russell</b>	681.73	+2.69
<b>Amex</b>	1,968.11	-3.61

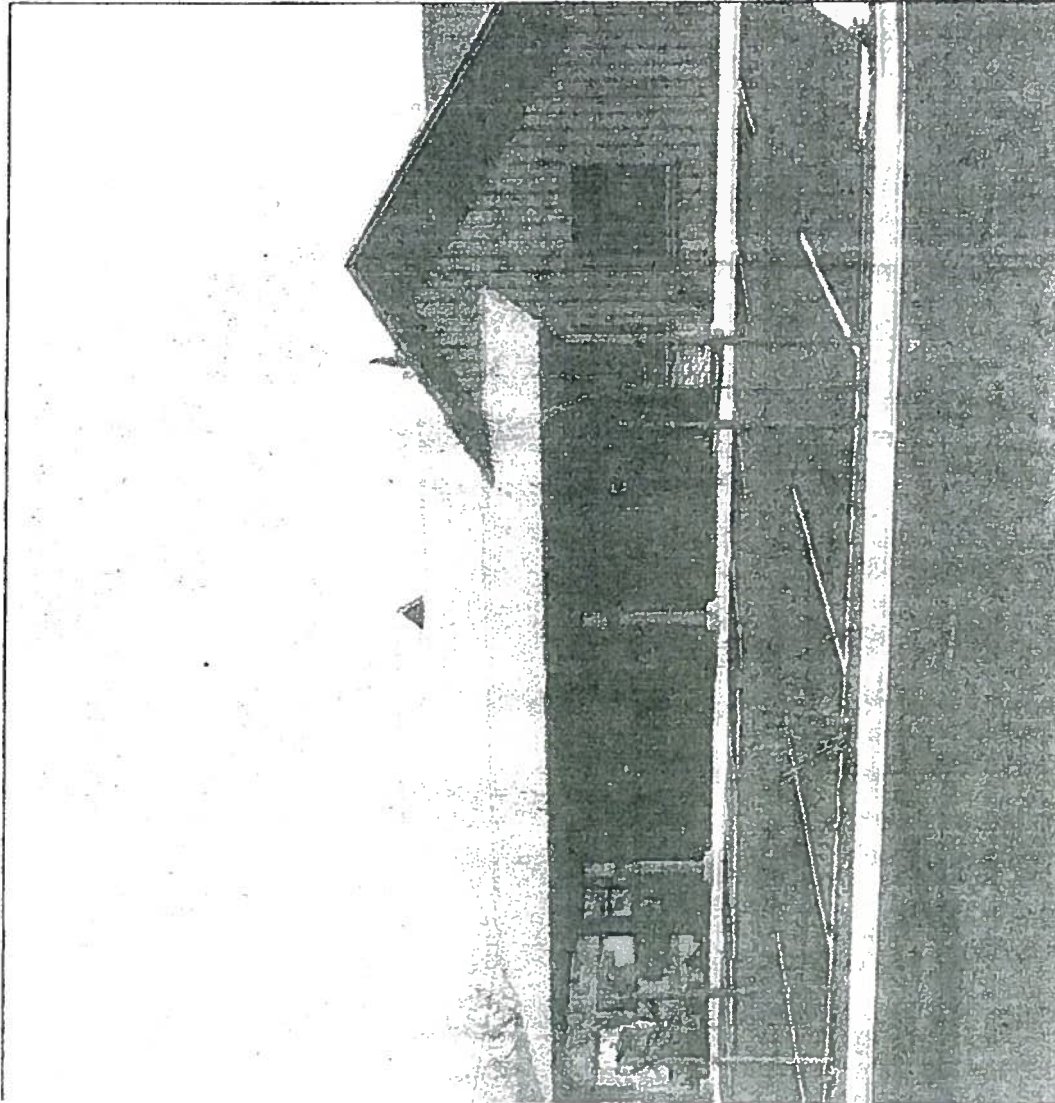
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**napa valley Register**  
www.napaValleyRegister.com  
**Business Edition**  
Mike Treleven • 256-2211  
mtreleven@napanews.com

**BI**  
Tuesday  
August 15, 2006

## business

INGLEWOOD VILLAGE BUSINESS PARK, ST. HELENA



nce home to an auto shop and a plant nursery, this property has been owned by the Mori family for more than 30 years. After an inheritance, the family itself is developing the land. The office complex will be developed in up to four phases. Phases I and II will be single story, with Phase III in two stories. Phase IV will be built to suit. There is a lease pending on Phase I.

**Assessed property value** — \$580,739

**Location** — 11275 Inglewood, St. Helena

**Total square feet** — Phase I, II, III total: 23,740

Phase I - 4,030

Phase II - 4,030

Phase III - 15,680

Phase IV - Build to suit 3,000 to 5,000 feet

**Rent per square foot** — \$2.75 plus triple net (taxes, insurance, maintenance)

**Owners** — Inglewood Village Partners, LLC

**Construction began** — Phase I: Late 2005

Phase II: Late 2006

**Planned completion** — Phase I: Completed April 2006

Phase II: First quarter 2007

**Engineer** — Engineers: Bartlett Engineering, Napa; Thomas Baak & Associates, Walnut Creek; MBA Structural Engineering, Walnut Creek; MTC Engineering, Walnut Creek; Belden Consulting Engineering, Dublin

**Architect** — Johnson Lyman Architects, Walnut Creek, David Johnson

**Contractor** — Andrews and Thornley Construction

**Project Manager/Developer**: Phil Smith

**What's happening** — The first phase is complete, with lease pending for entire space. Design and final engineering is underway on Phase II. Phase III development is pending leasing of Phase I and II

**Style**: Rustic barn/Vineyard style, ranch board and batten, stone, and copper gutters

**Leasing agents** — Alan Wilke, Bill Savidge, Mike Moffitt, Coldwell Banker Commercial Brokers of the Valley, 224-8454

If you know of a current building or construction project to be featured in "Building Business" e-mail Jennifer Huffman at [jhuffman@napanews.com](mailto:jhuffman@napanews.com)

## **Petitions January 2012**

(72 Resident signatures and 1 Neighborhood worker as of Jan 22)

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# Inglewood Village Petition in Opposition to Proposed Fourth Building

There were 59 signatories on the original petition signed in December of 2006 by residents and property owners in the Inglewood Ave neighborhood. The negotiated comprise of the three Building Inglewood Village Office Park was designed to maintain the separation between residences and commercial enterprise and to maintain the rural feel of our neighborhood while giving the owners the ability to reap reward from their commercial enterprise. We have watched as the greenbelt and vineyard have grown. The neighborhood worked in good faith over a period of years to strike this balance. Now the owners are seeking to rip out the vineyard and greenbelt and replace it with a fourth building and additional parking lot, completely destroying the protections we worked so hard to achieve. We made any fourth building a deal breaker back when when the original project was proposed. We the undersigned do not support the removal of vineyards and greenbelt for any additional buildings or parking at Inglewood Village Office Park. (Use Permit Modification P11-00107)

Print Name <b>LAWRENCE B. ZUNTZ</b>	Address <b>1500 Inglewood Avenue</b>
Signature <i>Lawrence B. Zuntz</i>	Date <b>1/14/12</b>

Print Name <b>MARI LYNN R. WALTERS</b>	Address <b>1616 Inglewood Ave</b>
Signature <i>Mari Lynn R. Walters</i>	Date <b>1/14/12</b>

Print Name <b>J P CONFE</b>	Address <b>1680 Inglewood</b>
Signature <i>J P Confe</i>	Date <b>1/14/12</b>

Print Name <b>DESI SIEGRIST</b>	Address <b>1748 Inglewood Avenue</b>
Signature <i>Desi Siegrist</i>	Date <b>1-14-12</b>

Print Name <b>Jim Young</b>	Address <b>1919 Inglewood Ave</b>
Signature <i>Jim Young</i>	Date <b>1-14-12</b>

Print Name <b>Erik Salinger</b>	Address <b>660 Stanton</b>
Signature <i>Erik Salinger</i>	Date <b>1.14.2012</b>

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Print Name ROSE TAYLOR	Address 1322 Inglewood Ave ST. Helena
Signature <i>Rose Taylor</i>	Date 1-13-2012

Print Name Barbara Delzell	Address 1332 Inglewood St. Helena
Signature <i>Barbara Delzell</i>	Date 1-14-2012

Print Name Pam Pollestrini	Address 1322 Inglewood Ave
Signature <i>Pam Pollestrini</i>	Date 1/13/2012

Print Name MERYLL GOBLER	Address 577 TOKAY LN
Signature <i>Meryll Goble</i>	Date 1/14/2012

Print Name JEANNE NAGY	Address 1644 Inglewood Ave ST. Helena
Signature <i>Jeanne Nagy</i>	Date 1-14-12

Print Name YOLANDA LOZARDO	Address 1580 Inglewood
Signature <i>Yolanda Lozano</i>	Date 1-14-2012



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Print Name <i>Diane Beltrami</i>	Address <i>1362 Inglewood Ave St. Helena</i>
Signature <i>Diane Beltrami</i>	Date <i>1-12-12</i>

Print Name <i>Tara Beltrami</i>	Address <i>1362 Inglewood Ave, St. Helena</i>
Signature <i>Tara Beltrami</i>	Date <i>1/12/12</i>

Print Name <i>Katherine Martucci</i>	Address <i>1455 Inglewood Ave.</i>
Signature <i>Katherine Martucci</i>	Date <i>Jan 11, 2012</i>

Print Name <i>Vince Martucci</i>	Address <i>1455 Inglewood Ave.</i>
Signature <i>Vince Martucci</i>	Date <i>1/12/12</i>

Print Name <i>Jim Martucci</i>	Address <i>1550 Inglewood St Helena, CA</i>
Signature <i>Jim Martucci</i>	Date <i>1-12-12</i>

Print Name <i>Debra Smith</i>	Address <i>1378 Inglewood</i>
Signature <i>Debra Smith</i>	Date <i>1.13.12</i>

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Print Name Janella Berges	Address 1855 Lydia Ln.
Signature <i>Janella Berges</i>	Date 1/15/12

Print Name Sharon K. Steinauer	Address 1860 Lydia Ln.
Signature <i>Sharon K. Steinauer</i>	Date 1/15/12

Print Name George Steinauer	Address 1860 Lydia Ln.
Signature <i>George Steinauer</i>	Date 1/15/12


Print Name Ezequiel M. Perez	Address 1940 Lydia
Signature <i>Ezequiel M. Perez</i>	Date 1/15/12


Print Name Joseph Wagner	Address 1920 Lydia Ln.
Signature <i>Joseph Wagner</i>	Date 1/15/12


Print Name Amber Wagner	Address 1920 Lydia Ln.
Signature <i>Amber Wagner</i>	Date 1/15/12


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Print Name Ramona Webster	Address 1945 Lydia Lane St. Helena CA 94574
Signature 	Date 1-15-12

Print Name Wanda Hudspeth	Address <del>St. Helena CA, 94574</del> 1945 Lydia Lane
Signature 	Date 1-15-12

Print Name Carol Hennessy	Address 1444 Inglewood Ave
Signature 	Date 1/15/12

Print Name LOUISE SWITZER	Address 1688 INGLEWOOD AVE
Signature 	Date 1-16-12

Print Name GAIL REEDY	Address 1235 Inglewood Ave
Signature 	Date 1-16-12

Print Name CHRISTOPHER R. WYSOCKI	Address 1475 INGLEWOOD AVE
Signature 	Date 21 JAN 2012

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Print Name <u>Attila Bodor</u>	Address <u>1958 Inglewood Ave.</u>
Signature <u>[Signature]</u>	Date <u>01/14/2012</u>

Print Name <u>Eve Heller Kannevlin</u>	Address <u>1476 Inglewood Ave.</u>
Signature <u>EVE Heller Kannevlin.</u>	Date <u>01-15-2012</u>

Print Name <u>Charles Ulin</u>	Address <u>1476 Inglewood Ave.</u>
Signature <u>[Signature]</u>	Date <u>1/15/12</u>

Print Name <u>STEPHANIE ZUNTZ</u>	Address <u>1500 Inglewood Ave.</u>
Signature <u>[Signature]</u>	Date <u>1/15/12</u>

Print Name <u>Karen Mitchell</u>	Address <u>1550 Inglewood</u>
Signature <u>K Mitchell</u>	Date <u>1/15/12</u>

Print Name <u>Sheri Borges</u>	Address <u>1555 Lydia Ln</u>
Signature <u>Sheri Borges</u>	Date <u>1/15/12</u>

# Inglewood Village Petition in Opposition to Proposed Fourth Building

There were 59 signatories on the original petition signed in December of 2006 by residents and property owners in the Inglewood Ave neighborhood. The negotiated comprise of the three Building Inglewood Village Office Park was designed to maintain the separation between residences and commercial enterprise and to maintain the rural feel of our neighborhood while giving the owners the ability to reap reward from their commercial enterprise. We have watched as the greenbelt and vineyard have grown. The neighborhood worked in good faith over a period of years to strike this balance. Now the owners are seeking to rip out the vineyard and greenbelt and replace it with a fourth building and additional parking lot, completely destroying the protections we worked so hard to achieve. We made any fourth building a deal breaker back when when the original project was proposed. We the undersigned do not support the removal of vineyards and greenbelt for any additional buildings or parking at Inglewood Village Office Park. (Use Permit Modification P11-00107)

Print Name Marilyn J. Little	Address 551 Stanton Dr
Signature <i>Marilyn J. Little</i>	Date 1-14-12

Print Name TARY SALINGER	Address 660 STANTON DR
Signature <i>Tary Salinger</i>	Date 1-14-12

Print Name JANIE SALINGER	Address 660 STANTON DR
Signature <i>J. Salinger</i>	Date 1-14-12

Print Name Chris Borges	Address 660 Stanton Dr.
Signature <i>Chris Borges</i>	Date 1-14-12

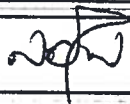
Print Name JEANNE FORDE	Address 661 Stanton Dr
Signature <i>Jeanne Forde</i>	Date 1-14-12

Print Name Dorothy Minns	Address 641 Stanton Dr.
Signature Dorothy Minns	Date 1-14-12





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Print Name NICK WITHERS	Address 610 STANTON DRIVE, ST HELENA
Signature 	Date 1.14.12

Print Name Lisa Stockan	Address 610 Stanton Dr
Signature 	Date 1-14-12

Print Name Glean Price	Address 590 Stanton Dr.
Signature 	Date 1-14-12

Print Name RON Sample	Address 591 STANTON DS.
Signature 	Date 1/14/12

Print Name Lori Price	Address 590 Stanton Dr
Signature LORI PRICE	Date 1.14.12

Print Name ROBERT SEXTON	Address 1458 INGLEWOOD AVE
Signature R. B. Sexton	Date 1/14/12

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Print Name <u>Michael Wheaton</u>	Address <u>1335 Inglewood Ave</u>
Signature <u>[Signature]</u>	Date <u>1/12/12</u>

Print Name <u>Kelly Wheaton</u>	Address <u>1335 Inglewood Ave</u>
Signature <u>[Signature]</u>	Date <u>1/12/12</u>

Print Name <u>Mary L. Edano</u>	Address <u>1286 INGLEWOOD AVE.</u>
Signature <u>MARY L. EDANO</u>	Date <u><del>1-12-12</del> 1-12-12</u>


Print Name <u>Anita Brownell</u>	Address <u>1248 Inglewood ave.</u>
Signature <u>[Signature]</u>	Date <u>1-12-12</u>


Print Name <u>Joan Warner</u>	Address <u>599 TOKAY LANE</u>
Signature <u>[Signature]</u>	Date <u>1-12-12</u>


Print Name <u>Don Beltrami</u>	Address <u>1362 Inglewood Ave</u>
Signature <u>[Signature]</u>	Date <u>1-12-12</u>


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Print Name Melanie Ward	Address 570 Stanton DR. St. H.
Signature 	Date January 15, 2012

Print Name PHILLIP WARD	Address 570 STANTON DR. ST. HELENA
Signature 	Date 1-12-2012

Print Name THOMAS JAMES WARD	Address 570 STANTON DRIVE, St. Helena
Signature 	Date 1-12-2012

Print Name VINCENT GEORGES	Address 1380 LTD. A LANE
Signature 	Date 1-15/2012

Print Name Kristen Georges	Address 1850 Lydia Lane
Signature 	Date 1/15/2012

Print Name Stephen JANELK	Address 1378 Inglewood Ave
Signature 	Date 1/15/12



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Print Name JACQUELINE RUMMEL	Address ST. Helena, Calif. 1928 Inglewood Ave. 9457
Signature <i>Jacqueline Rummel</i>	Date 1/18/12

Print Name STEVEN RUMMEL	Address 1928 INGLEWOOD AVE, ST. HELENA
Signature <i>Steven Rummel</i>	Date 1/18/12

Print Name JENNA RUMMEL	Address 1928 Inglewood Ave
Signature <i>Jenna Rummel</i>	Date St. Helena CA 94574 1/19/12

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

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Print Name Sheila Kelly Barbour	Address 500 Tokay Lane
Signature Sheila Kelly Barbour	Date At. Helena, CA 94574

Print Name Kiona Barbour	Address "
Signature Kiona Barbour	Date Jan 15 2012

Print Name Anna Hernandez	Address 555 Tokay Lane
Signature anna hernandez	Date Jan 15, 2012

Print Name MICHAEL VANDERBYL	Address 555 TOKAM LN
Signature Michael Vanderbyl	Date JAN 15. 2012

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

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Print Name <u>LEIGH MATTHES</u>	Address <u>1665 INGLEWOOD AVE ST HELENA CA</u>
Signature <u>[Signature]</u>	Date <u>8 JAN. 21ST, 2012</u>

Print Name <u>BILL MATTHES</u>	Address <u>1665 Inglewood Ave, St Helena CA</u>
Signature <u>[Signature]</u>	Date <u>1/22/12</u>

Print Name <u>JOYLYN THOMAS</u>	Address <u>1665 Inglewood Ave St Helena</u>
Signature <u>[Signature]</u>	Date <u>1/22/12</u>

Print Name <u>OLIVIA MATTHES</u>	Address <u>1665 Inglewood ave St. Helena</u>
Signature <u>[Signature]</u>	Date <u>1/21/12</u>

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

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Print Name <i>Mitzi Anderson</i>	Address <i>1475 Inglewood Ave. St. Helena, CA</i>
Signature <i>Mitzi Anderson</i>	Date <i>1/21/2012</i>

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

Print Name	Address
Signature	Date

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Print Name David PEREL

Address 1370 Mtn. View Ave S.H.

Signature D. M. PEREL

Date 01-16-12

*works in Inglewood neighborhood.*

*Unsolicited annex on porch*

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

**Subject:** RE: Inglewood Village Drainage

**From:** "Galambos, Nathan" <NGalambos@co.napa.ca.us>

**Date:** Mon, 11 Dec 2006 15:00:20 -0800

**To:** "Kelly Wheaton" <a4est42@sbcglobal.net>

**CC:** "Trippi, Sean" <STRIPPI@co.napa.ca.us>, "Ridenhour, Don" <DRidenhour@co.napa.ca.us>

Hi Kelly,

I will make sure I look at the plans or have Drew in our office look at the plans to ensure that if there are any changes that the drainage either remains the same as approved or ensure that the flow is reduced in your direction.

I also heard from Don Ridenhour that you called him concerning some parking issues with Inglewood Village. I will have to pull out the existing conditions of approval for the project and see what they are required to do. If no parking signs are required we will have the project install them as soon as possible.

I hope all is well with the family and that you are prepared for the holiday season (sometimes I think that is the hardest job of all ). Please let me know if you have any questions.

Nate Galambos  
Principal Engineer  
Napa County Public Works

-----Original Message-----

From: Kelly Wheaton [mailto:a4est42@sbcglobal.net]

Sent: Wednesday, December 06, 2006 8:44 AM

To: Galambos, Nathan

Cc: Trippi, Sean

Subject: Inglewood Village Drainage

Nate,

Sean Trippi told us that the Inglewood Village is asking for a change in

their approved drainage plan. It is our understanding that this is a change from underground retention to above ground retention. We would like to be involved in any discussion of said changes. We continue to have serious concerns about the adequacy of the current plan as it does not meet the conditions of approval of Use Permit 99077-UP, specifically

that water not be diverted onto neighboring properties without private easements and that all on-site drainage facilities be maintained in proper working condition. We do not believe easements have been secured from the Martucci's, Del Dotto, Milat, Corison or us who are the recipients of said diversion or its overflow. There is indication that Inglewood Village has plans for a fourth building and this is surely contraindicated by the existing inadequate drainage in this area. Recently a (10" or larger) water main was installed to the location of a potential fourth building. As you aware the original drainage plan should never have been accepted. We are confident that Public Works will

make clear that additional structures and the increased runoff they would create are unacceptable.

We would like to be kept apprised of any activity or proposals. Thanks for you continued help.

Kelly & Michael Wheaton  
963-9609

**Subject:** RE: Inglewood Village Project

**From:** Kelly Wheaton <a4est42@napanet.net>

**Date:** Sun, 03 Oct 2004 16:56:29 -0700

**To:** Sean Trippi <strippi@co.napa.ca.us>

**CC:** Steve Lederer <slederer@co.napa.ca.us>, Bob Fiddaman <fidd@earthlink.net>, Phil Smith <jsmith8967@aol.com>

Sean,

We have received the "Very Minor" Modification notification for the Inglewood Village Office Park for P04-0428 MOD. As mentioned in our earlier email we have several concerns that need to be addressed. We do not feel that administrative approval should be given until these issues can be resolved. We do not consider these changes "very minor modifications."

1) In the Inglewood Village EIR of Nichols Berman pages 4.5-2 and 4.5-3 state "The project would increase runoff, but it is not expected to exceed the capacity of State Route 29 drainage system or result in flooding. **However drainage to Inglewood Avenue could aggravate existing conditions. This would be a significant impact.**" "On site drainage shall be accomplished to drain the project into the State Route 29 drainage system, and not into Inglewood Avenue." We have spoken with Phil Smith and Paul Bartelt and as of our last conversation they had not finalized a drainage/grading plan. They had suggested installing a drainage culvert on the Storage Pro property with a catch basin at S.P.'s northwest corner which we adamantly oppose as this would cause flooding of our property should the catch basin's capacity be exceeded which would happen periodically. We suggest that any catch basins be installed to S.P.'s southwest corner or on the Del Dotto property to the south where overflows can be absorbed by vineyards. Hall Winery has undertaken extensive reworking of their drainage system that will likely increase flows to our drainage ditch. Additional water from Inglewood Village will only exacerbate the situation. Because drainage is being dealt with piecemeal and not cumulatively local changes continue to make matters worse. Currently there is one 14" culvert and two 28" culverts that carry water under Inglewood Ave from Inglewood, Stanton, and Hall Winery into an open drainage ditch running the west boundary of our property and Storage Pro's. At the Del Dotto property the ditch enters a 12" culvert which can not carry the flow. Any additional drainage into this area should include a resolution of the Del Dotto undersized culvert. It does not seem prudent to approve this project without addressing where the additional water will go. **We will hold the County responsible for damages if**

**the project is approved without appropriate mitigations.**

2) We cannot accept the revised site map with the northwest corner marked "Not a Part" In speaking with Phil Smith he said they may go for another building at a later date. We do not accept taking this area out of play to be developed at a later date. The neighborhood negotiated in good faith to reduce the original high volume uses back in 1996 to those agreed upon in 2000 Use Permit. The original plan had 4 retail buildings and was scaled back to two office buildings and a nursery. Now we have in theory agreed to the Nursery being replaced by a larger office building in the interest of being accommodating and getting the project started. Changing the plan to include "Not a Part" will threaten the support of the neighbors and would require a new EIR. We will not support the project with that statement. **Inglewood Village must be required to abide by their original Use Permit or go through the normal process of Public Hearings.**

3) As previously stated we have not seen an updated Landscape Plan and this should be submitted for Public comment. Phil Smith had originally agreed to building the screen wall between the Inglewood Village project and our property before construction was to begin. We have agreed that grading could occur before the wall but that the wall will be completed before construction on Building A. Since we are now looking at a 3 Phased project with longer construction times we request that time frames and site maps showing improvements and landscaping for each phase be made available. For instance the **sidewalks, landscaping and fencing along the full length of Inglewood Ave. must be included in Phase 1. Egress from Highway 29 should be a requirement for Phase 1**

4) We request that Montelli's illegal use of the property be ceased by 1-1-05 as a condition of approval.

5) Overflow parking continues to be a major area of concern, especially with pending new developments in the area. This has been a continuing area of nuisance for the neighborhood with overflow parking from Sattui and Dean and DeLucca including tour buses and limousines. We spoke with Phil Smith about this issue and he stated that he thought there was something that addressed this issue in the Use Permit and he would send us a copy. To date we have not received this nor can we find it in the record. We request that the **Use Permit require signage that Parking be for Customers only, Violators Towed at Owner's expense. Signage should include signs prohibiting buses and limousines, and signage that includes posted hours of business. After hours, parking areas shall be gated to prevent illegal parking and abuse**



6) The original Use Permit states hours would be 5 days a week for Office and 7 days a week for Nursery. Eliminating Nursery should reduce usage to 5 days a week. Hours of operation are stated as 7 AM to 6 PM. **Any changes should be subject to public noticing and comment.** We also request that the garbage/utility servicing shall be between the hours of operation and not before 6 AM.

Sincerely,

Michael and Kelly Wheaton  
1335 Inglewood Ave.  
St. Helena, CA 94574  
707-963-9609

**Cosigned by the following Inglewood Avenue neighbors:**

Mary Radu & Rich Auger 1398 Inglewood Avenue  
Eve Kanne 1476 Inglewood Avenue

**NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
CONSERVATION & DEVELOPMENT PLANNING COMMISSION  
USE PERMIT MODIFICATION #P04-0428-MOD**

**INGLEWOOD VILLAGE BUSINESS PARK  
CONDITIONS OF APPROVAL**

**December 15, 2004**

1. This approval is limited to modification of Use Permit #99077-UP as follows:
  - a. replacing the garden center building and nursery with a 4,030 sq. ft. office building and vineyard as shown on the site plan dated November 8, 2004.
  - b. constructing the project in three phases -
    - Phase 1 consists of Building A, a one-story 4,030 sq. ft. office building, parking for 33 vehicles, curb, gutter, and landscaping along Inglewood Avenue, vineyard, drainage improvements, and a 6-foot high masonry screen wall along the west property line.
    - Phase 2 consists of Building B, a one-story 4,030 sq. ft. office building, associated parking, landscaping, and site improvements.
    - Phase 3 consists of Building C, a two-story 15,384 sq. ft. office building, associated parking, landscaping and site improvements.
2. Landscaping shall be installed along Highway 29 within 24 months of completion of Phase 1. The permittee shall enter into a deferred improvement agreement with Napa County and post with the Planning Director adequate securities to ensure that the landscaping along Highway 29 will be installed within the prescribed period of time. Final landscape plans shall be subject to review and approval by the Planning Director.
3. All unimproved portions of the project site shall be kept free of weeds and debris.
4. The site shall be graded such that storm water from the project is discharged from the site into an approved drainage facility. Stormwater runoff shall be directed toward the southwest corner of the property. No increase in runoff will be allowed from this project onto adjacent properties unless adequate private easements have been established. Each phase of development shall include drainage improvements to ensure that additional runoff is not directed to Inglewood Avenue or surrounding properties unless otherwise allowed through aforementioned easements. All on-site drainage facilities shall be maintained by the permittee in proper working condition.  
*does not work!* *No Easement with Wheaton or Argen-Hantke, Del Norte or Corison*
5. The applicant shall comply with all applicable building codes and the requirements of various County departments and agencies including:
  - Public Works comments dated October 12, 2004.
  - Environmental Management comments dated September 28, 2004.
  - Building Department comments dated September 14, 2004.
  - County Fire Department comments dated September 22, 2004.
6. The activities permitted on the site are limited to those shown on the plans submitted with the Modification application. Any substantial change in use is subject to review and approval as determined by the Planning Director in accordance with the Zoning Ordinance.

18. The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the project site is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, on-site monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the modification application would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the County Code Section 13.15.070.G-K.
19. All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$116.00/hour as of January, 2004). Violations of conditions of approval or mitigations measures caused by the applicant's contractors, employees, and guests are the responsibility of the applicant.



# COUNTY of NAPA

## Inglewood Avenue Drainage Meeting Minutes

**Meeting Date:** 3/28/06

**Meeting Time:** 10:00 AM

**Location:** Planning Conference Room

Attendees: Nate Galambos, Frank Lucido, Todd Adams, Drew Lander, Rick Thomasser, Larry Bogner, Sean Trippi, Michael Muelrath, Kelly Wheaton, Dan Beltrami, Tom Andrews, Phil Smith, Mike Reynolds & Dave Del Dotto.

**Nate-** We are here to provide information and to help where we can but not to tell people what to do. We are not proposing a fix-all solution. Explained the historic drainage patterns using a DRG Quad.

**Kelly Wheaton-** The County needs to start addressing development and take a proactive approach.

**Nate and Drew-** Runoff rules are changing.

**Kelly Wheaton-** Even though Hall is reducing impervious surface the issue is lag time not runoff.

**Phil Smith-** Part of the detention system planned for Inglewood Village is installed.

**Kelly Wheaton-** Who will be responsible for maintenance? Suggested a cleanout between Corison and Del Dotto.

**Phil Smith-** The City of Lodi requires no drainage change with vineyard developments. Why can't Napa County do the same?

**Kelly Wheaton-** Suggested that an open ditch be considered as an alternate to an upsized culvert. Also suggested that we take a look at the Corison Use Permit Condition of Approval.

**Del Dotto-** 10:40 AM- Appeared at the meeting.

**Nate-** Explained that this is a private drainage issue between neighbors but The County has done what it could in the past like installing a 60" culvert at Chaix lane.

**Del Dotto-** Is there any way to tie into Hwy. 29's drainage?

**Phil Smith-** The Caltrans office in Oakland was certain that drainage into their ditches isn't allowed.

**Nate-** Explained that a 10" culvert isn't adequate and that the neighborhood needs to come together to resolve this issue.

**Kelly Wheaton-** Mentioned to Del Dotto that she thought a cleanout between his property and Corison would be helpful.

### **Meeting opened up to comments between the attendees...**

**Del Dotto-** What has been the damage?

**Beltrami-** At his house the water came 2" to 3" below his first floor and the crawl space was full.

**Kelly Wheaton-** Stated that her garage was full of water for the first time and that Public Works needs to start scrutinizing plans when they come in.

**Nate-** We are here to help.

**Del Dotto-** When is Caltrans scheduled to do their channeling?

**Mike Reynolds-** Is Caltrans planning any drainage improvements?

**Nate-** We can ask Caltrans.

**Mike Muelrath-** Can the county do anything at Zinfandel and put in a culvert that runs to the river?

**Nate-** The County has discussed the idea of putting a culvert in at Zinfandel and there is a possibility of doing it in the future.

**Kelly Wheaton-** Some culverts on Inglewood Ave. are plugged.

**Mike Reynolds-** Summit will be doing a new drainage plan for Hall.

**Kelly Wheaton-** Can we look at the plan? Also stated that Milat is a good source of historical information on the area.

**Phil Smith-** Is Corison amiable to installing parallel culverts?

**Kelly Wheaton-** Will the county start addressing runoff?

**Todd-** We will look at erosion but not drainage because the code doesn't exist.

**Kelly Wheaton-** Who is responsible?

**Nate-** The unreasonable neighbor.

**Del Dotto-** I will do what I can but need some direction.

---

**Hydrology – Impacts and Mitigation Measures****Impact 4.5-1 Drainage**

*The project would increase runoff, but is not expected to exceed the capacity of the State Route 29 drainage system or result in flooding. However, drainage to Inglewood Avenue could aggravate existing conditions. This would be a significant impact.*

As a part of the EIR, an independent analysis of stormwater discharges was prepared, for both ten-year and 100-year rainstorms.<sup>2</sup> Increases in runoff from the project would be 40 percent for ten-year rainstorms and 38 percent for 100-year rainstorms.

The project application submitted to Napa County does not include a proposed grading and drainage plan. As a condition of approval of the proposed project the County would require street and sidewalk improvements along the frontage of Inglewood Avenue.<sup>3</sup> Such improvements would include a storm drainage gutter.<sup>4</sup> If the project or a portion of the project site were to drain into Inglewood Avenue, this could aggravate an existing drainage problem that already occurs. Since there is not a drainage plan available for analysis as a part of this EIR to determine the level of impact this would be a significant impact.

To determine how this increase in runoff would affect existing drainage facilities along State Route 29, a visual inspection was made of the 36-inch roadway storm drain outlet on State Route 29 at the southern edge of the Turner Moving and Storage parcel. The drain outlet is coincident with the southern edge of a partially completed Caltrans road-widening project for State Route 29. This storm drain segment was designed based in full building of the upstream commercial corridor fronting State Route 29.<sup>5</sup> Therefore, development on the Inglewood Village site was considered in the storm drain sizing for this segment of the roadway drainage system.

While most of the driveway culverts observed downstream are likely undersized for the fully developed corridor conditions, there was no evidence of severe ditch instability or overbank flooding.<sup>really :</sup> In the 100-year rainstorm, some local driveway flooding could occur; however, it would not be accompanied by significant flood damage. Based on these observations and information on the storm drain sizing from Caltrans, the project would not have a significant impact on downstream flooding along State Route 29.

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<sup>2</sup> Using the Rational Method. Existing condition land use was based on site observations. Model rainfall intensities assumed mean annual precipitation of 34.9 inches (the mean annual rainfall for Saint Helena). Resulting ten and 100-year peak discharges for the site were computed to be 3.5 cubic feet/sec (cfs) and 7.1 cfs, respectively. Post project land use was determined using the proposed site plan (see Exhibit 3.2-1). Assumptions included that the well setback zone and nursery grounds would be permeable to semi-permeable soil, while the rest of the project site would be largely impervious. Other assumptions included that the site storm drain system would be installed to drain to State Route 29. The resulting post-project peak discharges for the design ten and 100-year rainstorms were computed to be 4.9 cfs and 9.8 cfs, respectively. These discharges represent an increase of 40 and 38 percent, respectively.

<sup>3</sup> Memorandum to Conservation Development and Planning Department from Russ Bergholz, Napa County Public Works Department, September 21, 1999.

<sup>4</sup> Nichols • Berman conversation with Russ Bergholz, Napa County Public Works Department, December 1999.

<sup>5</sup> Clearwater Hydrology conversation with Charlotte Cashin, Caltrans Engineer, Hydraulics Branch, Oakland CA, November 1999.

**Mitigation Measure 4.5-1** Use permit approval shall be conditioned upon incorporation of the following measures:

- A grading and drainage plan shall be prepared for review and approval by the Napa County Public Works Department. The grading and drainage plan should reflect the following:
  - The street and sidewalk shall be improved to meet commercial standards along the entire frontage of Inglewood Avenue. Any necessary storm drainage and street improvements shall be constructed according to the latest "Napa County Road and Street Standards".
  - On site grading shall be accomplished to drain the project site into the State Route 29 drainage system, and not into Inglewood Avenue.
  - On-site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

**Responsibility and Monitoring** The project applicant would be responsible to incorporate this mitigation into site plans for the project. The Napa County Public Works Department would be responsible to insure that this measure is incorporated into site plans prior to issuance of a grading permit.

**Significance After Mitigation** Mitigation Measure 4.5-1 would reduce impacts to a less-than-significant level. If the project drained to State Route 29, drainage problems could still occur along Inglewood Avenue, but the project would not contribute to this already existing condition.