

NOTE: See U.P. #
357273 For
Original Dev.
Plan.

APPLICATION FOR LAND USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT PD

File No.: U-347576

REQUEST: To construct two (2) warehouses of 2400 & 6500
sq. ft. with related offices and expand an existing
warehouse with a 2400 sq ft addition located on two (2)
parcels totalling 3.27 ac. on the northwest corner of
State Hwy 29 & Maple Lane (AP# 20-320-04 & 07)

Date Filled: 10/3/75

Date Published: 2/2/76

CDPC BS

Hearing 2/18/76

Action APPROVED

TO BE COMPLETED BY APPLICANT

EXTENSION TO 2/18/78 TO BEGIN CONSTRUCTION
APPROVED BY CDPC ON 1/19/77.

Applicant's Name: Joseph A. Flynn

Telephone No.: 942-5818 942-6284 3.P. issued Jan. 27, 1977

Address: 1194 Maple Lane Calistoga Calif.
NO. STREET CITY STATE

Assessor's No.: 20 - 320 - 07 & 04

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Joseph A. Flynn

Address: 1194 Maple Lane Calistoga Calif.
NO. STREET CITY STATE

Telephone No.: 942-5818
942-6284

Reason for Use Permit request: To build new buildings to comply with use permit.

Parcel 4 Buildings K & W
Parcel 7 " B & C
Storage Bldgs & offices

I certify that the above statements are correct and that the Plot Plan on reverse side is accurate:

SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER

Submit with a check or money order in the amount of ~~eighty five (\$85.00) dollars~~, payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department Office (the application fee consists of \$50.00 for the Use Permit and \$35.00 for an Environmental Impact Assessment of the request).

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

\$250.00
~~\$85.00~~

34785

Received by:

Barbara Abate

RECEIPT NUMBER

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

(over)



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

FELIX J. VANDERSCHOOT, JR.
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

February 19, 1976

Mr. Joseph A. Flynn
1194 Maple Lane
Calistoga, California 94515

Dear Mr. Flynn:

Your Use Permit Application Number U-347576 to construct two (2)
warehouses of 2,400 and 6,500 square feet with related offices located on two parcels
located on the northwest corner of State Highway #29 and Maple Lane in a PD District
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: February 18, 1976

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

by: Thelma E. Gurdall

JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

Page 4
Report and Recommendation
Joseph A. Flynn
Meeting Date: 2-18-76

Conditions of Approval Are:

1. Building K-W be located in the general location shown on the Revised General Development Plan with the exception that the side yard on the northeasterly side be increased from 10 feet to 15 feet and a plot plan be submitted at the time of building permit application which reflects this change.
2. A minimum of six (6) off-street parking spaces be provided in conjunction with Building K-W on Assessor's Parcel #20-320-04. The precise location to be shown on a plot plan for the building permit.
3. A minimum of twelve (12) off-street parking spaces be provided in conjunction with buildings B and C on Assessor's Parcel #20-320-07 - the precise location to be shown on the plot plan submitted for the building permit.
4. Plans for any additional signs be submitted for the Department's approval in regard to design, area, height and placement.
5. Each phase of the plan be subject to prevailing ordinance requirements at time of construction.
6. The new structures be of earth tone coloring to blend with the surrounding rural area.
7. Storage of goods and materials be screened from public view and the site be kept in a clean and orderly condition at all times.
8. Landscaping in accordance with the Revised General Development Plan be installed adjacent to the proposed buildings. *
9. The proposed buildings be limited to warehouse and storage use. Any change in use or expansion shall require a separate use permit to be considered by the Commission.
10. Compliance with all applicable building codes, zoning standards, and requirements of the various County departments and agencies.

Improvement Summary:

1. Public Works requires the following future improvements for ultimate development of the subject PD zone and present improvement required for the present project:

FUTURE

- a) A left turn storage lane along State Highway #29-#128 in the vicinity of Maple Lane.
- b) Frontage improvement along the north half of Maple Lane.
- c) Improvement of the service road, Drew Road and across a strip over Parcel 3. Evidence of a right-of-way over the lands known as Drew Road is also required.
- d) Establishment of a pedestrian circulation pattern within the Development.

The applicant may defer the above improvements by entering into an agreement with the County.

* Installation to be completed prior to final building permit inspection.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1121 First Street □ Napa, California 94558 □ [707] 253-4416

APPLICATION FOR LAND USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT PD

File No.: U-777576

REQUEST: To operate an equipment sales & service
and farm supply business on a 0.96 ac. parcel
located on the west side of Maple Lane approx.
250 ft north of State Hwy 29.

Date Filled: 4/21/76

Date Published: 7/10/76

CDPC BS

Hearing 7/21/76

Action APPROVED.

(AP# 20-320-06)

TO BE COMPLETED BY APPLICANT

Applicant's Name: Silverado Equip. & Farm Supply
By Charles R. Blakeley Partner Telephone No.: 942-6248

Address: 1184 Maple Lane Calistoga Calif. Assessor's No.: 20-320-06
NO. STREET CITY STATE

Status of Applicant's Interest in Property: LESSEE

Property Owner's Name: Silverado Supply - Clegg G Robinson

Address: 1218 Sylvan Ave. St. Helena Calif. Telephone No.: 963-4756
NO. STREET CITY STATE

Reason for Use Permit request: Property was previously used for
Lumber yard & we wish to engage in sales & service
of Equipment & farm supplies.

I certify that the above statements are correct and that the Plot Plan on reverse side is accurate:

Charles R. Blakeley
SIGNATURE OF APPLICANT

Clegg G Robinson
SIGNATURE OF PROPERTY OWNER

Submit with a check or money order in the amount of ~~eighty-five (\$85.00) dollars~~, payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department Office (the application fee consists of ~~\$50.00~~ for the Use Permit and ~~\$35.00~~ for an Environmental Impact Assessment of the request).

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

\$250.00
~~\$85.00~~

36155

Received by: Barbara Abate

RECEIPT NUMBER

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

(over)

SUPPLEMENTAL INFORMATION
REQUIRED FOR FILING A USE PERMIT APPLICATION

1. Type of Use and Square Footage for Each:
Sales & offices 5,800 S.F. - Service 8000 S.F.
2. Total Floor Area: 13,800 Square Feet
3. Product or Service Description:
Sales & service of equipment & farm supplies.
4. Building Height: 20' Stories 1 Feet
5. Hours of Operation: 7 A.M. to 6 P.M.
6. Days of Operation: Monday thru Saturday
7. Number of Shifts: 1
Number of Employees Per Shift: 5 to 10 Full Time
None Anticipated Part Time
8. Parking Spaces Provided: 6 Employees \$ 12 Customer
9. Type of Construction: Wood Frame
10. Fencing: Type: Wood slat Location: property lines Both sides
11. Number of Deliveries or Pickups: Approx. 2 Per Day
12. Landscaping: Trees & scrubs
13. Water Source: well
14. Method of Waste Disposal: Septic system
15. Number of Visitors Anticipated: 20 to 40 Per Day 100 to 300 Per Week
16. State Licenses Required: Retail sales permit.
Federal Licenses Required: Not known at this time

(See Other Side)



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

FELIX J. VANDERSCHOOT, JR.
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

July 23, 1976

Sliverado Equipment and Farm Supply
1184 Maple Lane
Calistoga, California 94515

Gentlemen:

Your Use Permit Application Number U-777576 to operate an equipment
sales and service and farm supply business on a 0.96 acre parcel

located on the west side of Maple Lane within a PD District
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: July 21, 1976

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

10. The proposed change of use from a lumber yard to a farm equipment and sales use would not significantly change the character of the subject property and would not be detrimental to the public health, safety or welfare.
11. A negative declaration is recommended to this proposal by the Department in regard to environmental considerations. This project will not have a significant effect on the environment and therefore an EIR is not required.

RECOMMENDATION: Approval Denial x Approval With Conditions and Findings

Conditions of Approval are:

1. The use of the subject property be limited to sales and service of farm equipment and related farm supplies. Any expansion of the use or further change in use to be by separate use permit submitted for consideration by the Commission.
2. That a minimum of 14 off-street parking spaces be provided on a dust-free all weather surface approved by the Public Works Department.
3. The property owner enter into an agreement with the County in a form approved by County Counsel to support the formation of a County Service Area at such time as the County deems necessary and feasible.
4. Storage of goods and materials be screened from public view.
5. Any plans for new signs be submitted to the Department for approval in regard to design, area, height and placement.
6. The site be kept in a clean and orderly condition at all times.
7. No division of the subject property for sale, lease or financing purposes occur without prior approval of a parcel map by the County.
8. Existing landscaping be continually maintained.
9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

Improvement Summary:

1. Public Works requires:
 - a) Dedication of parcel frontage right-of-way along Maple Lane.
 - b) Improvement of parcel frontage along Maple Lane (pavement, curb, gutter and sidewalk) or a deferred improvement agreement with the County.
 - c) Improvement of any required parking area.
2. State Division of Forestry requires compliance with State and local fire codes.
3. Environmental Health and the Flood Control and Water Conservation District have no objections or improvement requirements at this time.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1195 Third Street, Room 210 • Napa, California 94559 • (707) 253-4416

APPLICATION FOR LAND USE PERMIT

FOR OFFICE USE ONLY			
ZONING DISTRICT _____	File No.: _____		
REQUEST: _____	Date Filed: _____		
_____	Date Published: _____		
_____	Z A CDPC BS (APPEAL)		
_____	Hearing _____		
_____	Action _____		

TO BE COMPLETED BY APPLICANT			
Applicant's Name: <u>Joseph Flynn</u>		Telephone No.: <u>942-5818</u>	
Address: <u>P.O. Box 485</u> <u>Calistoga</u> <u>CA</u>		Assessor's No.: <u>20-320-04</u>	
NO.	STREET	CITY	STATE
		Zip Code: <u>94515</u>	
Status of Applicant's Interest in Property: <u>Owner</u>			
Property Owner's Name: <u>George Bachich</u>			
Address: <u>P.O. Box 3238</u> <u>Napa</u> <u>CA</u>		Telephone No.: <u>255-0106</u>	
NO.	STREET	CITY	STATE
Reason for Use Permit request: <u>Construct a 9100 Square Foot with addition</u>			
<u>to an existing wine storage building in two</u>			
<u>phases. 5250 Square feet to be constructed</u>			
<u>immediately for occupancy in January 1987, and</u>			
<u>3850 square feet to be constructed in approximately</u>			
<u>one year.</u>			
I certify that the above statements are correct and that the Plot Plan on reverse side is accurate:			
SIGNATURE OF APPLICANT		SIGNATURE OF PROPERTY OWNER	
Submit with a check or money order in the amount of \$450.00 payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department Office			

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT	
\$ <u>250.00</u> \$450.00	Received by: <u>Barbara Shate</u>
77525	CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
RECEIPT NUMBER	

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Wine Storage

PRODUCT OR SERVICE PROVIDED: _____

FLOOR AREA: EXISTING STRUCTURES 6250 SQ. FT. NEW CONSTRUCTION 5250 + 3850 SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING

AND/OR PROPOSED BUILDING: 100% wine and champagne storage

SEATING CAPACITY: RESTAURANT N.A. BAR N.A. OTHER N.A.

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: None

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING

AREAS: None

2. NEW CONSTRUCTION:

PROJECT PHASING: 5250 Square feet now 3850 Square feet in 1 year

CONSTRUCTION TIME REQUIRED (EACH PHASE): 60 days

TYPE OF CONSTRUCTION: Pre-engineered Steel Building

MAX. HEIGHT (FT.): EXISTING STRUCTURES 22' PROPOSED STRUCTURES 26'

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: None

3. AVERAGE OPERATION: See attached description

HOURS OF OPERATION _____ A.M. TO _____ P.M. DAYS OF OPERATION _____

NUMBER OF SHIFTS: _____ EMPLOYEES PER SHIFT: _____ FULL TIME _____ PART TIME _____
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS TOTAL EMPLOYEES PER FULL TIME _____ PART TIME _____
PROPOSED: _____ SHIFT PROPOSED: _____

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY Max of 3 but usually 0 PER WEEK _____

NO. VISITORS ANTICIPATED: PER DAY _____ PER WEEK _____

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES _____ NO X

PROPOSED LANDSCAPING PLAN SUBMITTED: YES _____ NO X

PARKING SPACES: EXISTING SPACES _____ EMPLOYEE _____ CUSTOMER _____

PROPOSED SPACES _____ EMPLOYEE _____ CUSTOMER _____



NAPA COUNTY

JAMES H. HICKEY
Director

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

December 17, 1986

Joseph Flynn
P.O. Box 485
Calistoga, Ca. 94515

Dear Mr. Flynn:

Please be advised that on December 16, 1986 the Board of Supervisors denied your appeal to a determination by the Conservation, Development and Planning Department that the General Plan must be amended in order to process Use Permit Request #PA-2326 to construct a 9,100 square foot addition to an existing wine storage building on a 1.03 acre parcel located approximately 200 feet north of State Highway 29 and 450 feet west of Maple Lane within an AW (Agricultural Watershed) District. (Assessor's Parcel #20-320-04).

Very truly yours,

A handwritten signature in cursive script, appearing to read "James H. Hickey".

JAMES H. HICKEY
Director

JHH:ml:2d
Attachment

cc: Bill Hall, Building Codes Administrator
George Bachich, P.O. Box 3238, Napa

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

1195 Third Street, Room 210
Napa, CA 94559 (707) 253-4416

APPEALS

(Chapter XIII of Napa County Code)

TO BE COMPLETED BY APPELLANT

Appellant's Name: JOSEPH G. PEATMAN Telephone: (707) 252-7122

Address: 809 Coombs Street Napa, CA 94559
No. Street City State ZIP

Status of Appellant to Project: Applicant's Representative
project applicant, adjacent property owner, other (describe)

Action Being Appealed: Denial of General Plan
Amendment Permit No: GPA 86-11

Permit Request: To change General Plan designation for "Flynnville" from
Agricultural Resource to Commercial or Industrial

Reason for Appeal (Be Specific): Applicant believes that the Conservation, Development
(attach additional sheet if necessary)

& Planning Commission erred in its analysis of the request and, based upon
information submitted to it, should have approved the requested General
Plan Amendment.

ATTACH A COMPLETE LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING AN INTEREST
IN THE MATTER, INCLUDING A TITLE INSURANCE COMPANY CERTIFIED ADJOINING PROPERTY
OWNERS NAME/ADDRESS/PARCEL NUMBER LIST.

Signature of Appellant

January 14, 1991
Date

FOR OFFICE USE ONLY

File No: GPA-86-11

Project Applicant's Name: Jessie Flynn/Clegg Robinson

Assessor's Parcel No's: 20-820-01, 02, 03, 04, 05, 06, 07, 08

Project Description: General Plan Amendment

Action Record

Action By: _____
(ZA, CDPD, or Other)

Action: _____
(Approved/Denied)

Date: _____

RECEIVED

Received by: Wyntren Thomas Balch **JAN 14 1991**
Conservation, Development and Planning Department

Date Submitted: 1/14/91 NAPA CO. CONSERVATION Fee: \$20.00

Date Filed: _____ DEVELOPMENT & PLANNING DEPT. Receipt #: 3079

HOWARD G. DICKENSON
JOSEPH G. PEATMAN
WALTER J. FOGARTY, JR.
DAVID W. MEYERS
C. RICHARD LEMON
FRANCIS J. COLLIN, JR.
DAVID B. GILBRETH
CHARLES H. DICKENSON
PAUL G. CAREY
RICHARD R. MENDELSON
PAUL A. NEUMILLER
FRANK G. TOLLER
XAVIER A. M. LAVOPIERRE
CATHY A. ROCHE
JONATHAN P. DYER

DICKENSON, PEATMAN & FOGARTY
A PROFESSIONAL LAW CORPORATION
809 COOMBS STREET
NAPA, CALIFORNIA 94559-2977
TELEPHONE 707 252-7122

OF COUNSEL
JAMES D. BOITANO
ROGER D. PETERSON

TELECOPIER
707 255-6876

RECEIVED

JAN 14 1991

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

January 14, 1991

Mr. Jeffery Redding, Director
Conservation, Development and
Planning Department
1195 Third Street, Room 210
Napa, CA 94559

Re: Appeal of Decision to Deny General Plan Amendment - Flynn
and Robinson

Dear Mr. Redding:

On behalf of Jessie Flynn and Clegg Robinson, I am appealing the decision of the Conservation, Development and Planning Commission who, on January 9, 1991, denied General Plan Amendment request GPA 86-11, changing the Napa County General Plan designation for "Flynnville" from Agricultural Resource to Commercial or Industrial.

Enclosed you will find the completed appeal form and a check for \$50.00 covering the appeal fee.

We hereby request a de novo hearing before the Board of Supervisors so that the preparation of a hearing transcript will not be necessary.

It is our understanding that new property owner lists and assessors maps do not need to be submitted, as you have that information from the existing Flynn/Robinson GPA file. If this appeal is not in order or you need more information please do not hesitate to contact me.

Very truly yours,


JOSEPH G. PEATMAN

JGP:ls
Enc.

cc: Jessie Flynn
Clegg Robinson

To Agnes 1/16/91



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

March 4, 1991

Patrick Flynn
P.O. Box 485
Calistoga, CA 94515

Dear Mr. Flynn:

The letter to you dated February 28, 1991 reporting the February 26 action of the Board of Supervisors on your requested General Plan Amendment inadvertently made reference to the incorrect file number. Your General Plan request was filed as number **GPA 88-7**, notice was published with this reference and actions were taken accordingly.

We apologize for any inconvenience. A corrected letter is enclosed.

Very truly yours,

A handwritten signature in cursive script that reads "Jeffrey Redding".

JEFFREY REDDING
Planning Director

cc. Board of Supervisors
Agnes Del Zompo, Clerk of the Board
Robert Westmeyer, County Counsel
Michael Miller, Deputy Planning Director
Joseph A. Peatman, Esq.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

February 28, 1991

Patrick Flynn
P. O. Box 485
Calistoga, California 94515

Re: General Plan Amendment GPA 88-7
Assessor's Parcel No. 20-320-01 thru 08

Dear Mr. Flynn:

Please be advised that on February 26, 1991, the Napa County Board of Supervisors denied your application GPA 88-7 to change the designation of approximately 10.8 acres on the land use diagram of the Napa County General Plan (Figure 14) from Agricultural Resource to the Commercial or Industrial designation located north of the intersection of Maple Lane and State Highway 29.

The action of the Board of Supervisors is final and no further processing of your application will take place.

Very truly yours,

A handwritten signature in cursive script that reads "Jeffrey Redding".

JEFFREY REDDING
Director

cc: Board of Supervisors
Agnes Del Zompo, Clerk of the Board
Robert Westmeyer, County Counsel
Michael Miller, Deputy Planning Director
Joseph A. Peatman, Esq.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

January 14, 1991

Patrick Flynn
P. O. Box 485
Calistoga, California 94515

Re: General Plan Amendment GPA 86-11
Assessor's Parcel No. 20-320-01 thru 08

Dear Mr. Flynn:

Please be advised that on January 9, 1991, the Napa County Conservation, Development and Planning Commission **denied** your application GPA 86-11 to change the designation of approximately 10.8 acres on the land use diagram of the Napa County General Plan (Figure 14) from Agricultural Resource to the Commercial or Industrial designation located north of the intersection of Maple Lane and State Highway 29.

The action of the Commission is final, unless a hearing is requested before the Board of Supervisors within ten (10) working days of the Commission's action. In the event a hearing is requested by you or another interested party, you will be notified of the scheduled date for Board consideration of your request.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".
JEFFREY REDDING
Director

cc: Board of Supervisors
Agnes Del Zompo, Clerk of the Board
Robert Westmeyer, County Counsel
Michael Miller, Deputy Planning Director
Joseph A. Peatman, Esq.

JRR:jact5/Flyn8611.ltr



APPLICATION FOR

CERTIFICATE OF THE EXTENT
OF LEGAL NONCONFORMITY

92427-60C

APPLICANT CLEGG G. ROBINSON

Mailing Address P.O. Box 531

Rutherford, CA 94573

Telephone 963-9409

LOCATION OF NONCONFORMING USE OR STRUCTURE:

ASSESSOR'S PARCEL: 020-320-006

ADDRESS: 1184 Maple Lane

Calistoga, CA

IF NONCONFORMING USE, TYPE OF USE

Commercial Usage in AW zoning district

IF NONCONFORMING STRUCTURE, TYPE OF NONCONFORMITY

Structure does not conform to issued permits _____

Structure does not conform to zoning requirements xx

(e.g. setbacks)

WHEN WAS THE NONCONFORMING USE ESTABLISHED?

(year, month if known) 1/59

WHEN WAS THE NONCONFORMING STRUCTURE BUILT?

(year, month if known) 1/59

PLEASE ATTACH DOCUMENTATION OF CONTINUOUS USE and/or CONTINUOUS
EXISTENCE OF THE NONCONFORMING STRUCTURE since the date of establishment.

Clegg G. Robinson

Applicant's Signature

4/22/93

Date

FOR STAFF USE ONLY

40817

40817

APR 30 1993

\$750.00 Fee Received by _____ /Receipt No. _____

Date

CONTINUOUS USE OF PROPERTY

	Buildings	From	To	Use
SILVERADO SUPPLY	A, B, C	1/29/59	7/1/76	Lumber Yard
SILVERADO EQUIPMENT & FARM SUPPLY	A, B, C	7/1/76	1/30/86	Tractor Sales & Service
DOMAINE MUMM, INC	A	4/1/86	2/15/89	Warehouse
	B	4/1/86	8/31/87	Warehouse
	C	4/1/86	8/31/87	Office, Warehouse
CALISTOGA MOVING	B	9/1/87	3/31/89	Office, Retail Rental
	C	9/1/87	3/31/89	Office
HERNDON ELECTRIC	C	4/1/89	2/30/93	Office, Warehouse
DOUG'S AUTO	A	4/1/89	Present	Commercial Fleet Repair
	B	4/1/89	9/30/91	Office, Retail Sales
	C	3/1/93	Present	Office
CAL CLEAN	B	10/1/91	Present	Office, Cleaning Service

RECEIVED

APR 30 1993

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

CONTINUOUS USE OF PROPERTY

Building A

Occupation	Use
Silverado Supply 1/29/59 - 7/1/76	Lumber Yard
Silverado Farm & Equipment Supply 7/1/76 - 1/30/86	Tractor Sales & Service
Damaine Mumm 4/1/86 - 2/15/89	Warehouse
Doug's Auto 4/1/89 - Present	Commercial Equipment Repair

Building B

Occupation	Use
Silverado Supply 1/29/59 - 7/1/76	Lumber Yard
Silverado Farm & Equipment Supply 7/1/76 - 1/30/86	Tractor Sales & Service
Damaine Mumm 4/1/86 - 8/31/87	Warehouse
Calistoga Moving 9/1/87 - 3/31/89	Office, Retail Rental
Doug's Auto 4/1/89 - 9/30/91	Office, Retail Sales
Cal Clean 10/1/91 - Present	Office, Cleaning Service

Building C

Occupation	Use
Silverado Supply 1/29/59 - 7/1/76	Retail Picture Frame Shop
Silverado Farm & Equipment Supply 7/1/76 - 1/30/86	Tractor Sales & Service
Damaine Mumm 4/1/86 - 8/31/87	Office, Warehouse
Calistoga Moving 9/1/1987 - 3/31/89	Office
Herndon Electric 4/1/89 - 2/30/93	Office, Warehouse
Doug's Auto 3/1/93 - Present	Office

RECEIVED

APR 30 1993

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RECEIVED

APR 30 1993

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CONTINUOUSE USE OF PROPERTY

	FROM	TO
SILLVERADO SUPPLY	1/29/59	7/1/76
SILVERADO EQUIPMEN & FARM SUPPLY	7/1/76	1/30/86
DOMAINE MUMM, INC.	4/1/86	2/15/89
JOHNSON INTERNATIONAL	Permit applied for March 8, 1989 County would not respond to application. Repeatedly contacted Jeff Redding with no response. Lost tennent.	
CALISTOGA MOVING	9/1/87	3/31/89
HERNDON ELECTRIC	4/1/89	2/30/93
DOUGE AUTO	4/1/89	Present
CAL CLEAN	10/1/91	Present

5

**NAPA COUNTY
ZONING ADMINISTRATOR**

CERTIFICATE OF EXTENT OF LEGAL NONCONFORMITY

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of July 9, 1993

Agenda Item: # 7

APPLICATION DATA:

APPLICANT: Clegg G. Robinson
Certificate Request #92464-CLN Filed: April 30, 1993

REQUEST FOR: Determination of the Extent of Legal Nonconformity for the three buildings used for commercial purposes of commercial repair, office and office sales in the AW (Agricultural Watershed) District.

LOCATION: On the northwesterly side of Maple Lane, 236.10 ft northeasterly of the St. Helena Highway on a .9 acre parcel (APN# 20-320-006) within an AW (Agricultural-Watershed) District.

FINDINGS:

SPECIAL INFORMATION:

ENVIRONMENTAL ANALYSIS:

1. Exempt pursuant to the California Environmental Quality Act (General Rule).

PLANNING AND ZONING ANALYSIS:

2. Section 12854 of the County Code establishes the procedures and criteria for the issuance of a Certificate of the Extent of Legal Nonconformity. Subsection (d) gives the Zoning Administrator the authority to issue a certificate after a public hearing. The burden of proof of the extent of legal nonconformity is on the property owner.

Agenda Item: # 7

3. **Nonconformity of Uses.** On November 5, 1985, the Board of Supervisors reclassified the site from PD (Planned Development) to AW (Agricultural Watershed) Zoning District by Ordinance 807. At the time that the use became non-conforming it was occupied by the Silverado Equipment & Farm Supply (U-777576) in Buildings A, B and C providing tractor sales and service until January 30, 1986. Since the AW does not allow commercial uses, Silverado Equipment and Farm Supply became non-conforming as of November 5, 1985.
4. On April 15, 1986, the County approved a change in use to the warehousing of products used in the production of wine. Domaine Mumm between April 1, 1986 and August 31, 1987, occupied **Building B** as a warehouse and **Building C** as an office and warehouse; between April 1, 1986 and February 15, 1989, they occupied **Building A** as a warehouse.

The uses in all three buildings after Domaine Mumm have neither been authorized nor allowed in the AW with a use permit. The following industrial and commercial uses have occupied the three buildings and none of these uses are similar to the non-conforming uses established:

- A. **DOUG'S AUTO REPAIR** between April 1, 1989 and present occupied **Building A** for automobile repair, and **Building B** for office and retail sales between April 1, 1989 and September 30, 1991, and **Building C** for office use from March 1, 1993 to present.
 - B. **CALISTOGA MOVING AND STORAGE** between September 1, 1987 and March 31, 1989 occupied **Building B** as office and retail rental use and **Building C** as an office use.
 - C. **HERNDON ELECTRIC** between April 1, 1989 and February 30, 1993 occupied **Building C** as an office and warehouse.
 - D. **CAL CLEAN** between November 1, 1991 and the present occupied **Building B** as office and cleaning service.
5. The property owner (applicant of this CLN) has been contacted numerous times by the Zoning Enforcement Officer for allowing illegal uses on his property. The businesses operating on the parcel at the present, "Doug's Auto Repair", and "Calistoga Moving and Storage" would have to be similar uses to that of the tractor sales and service which was the legally established non-conforming use to now be considered legal non-conforming uses. Evidence has not been presented to the County that proves that the above mentioned businesses are similar uses.
 6. **Nonconformity of Structure.** The use permit (U-777576) identified the size of building area as approximately 2,100 square feet that would be used for office

Agenda Item: # 7

~~used for office~~ and retail tractor sales use. The remaining 11,700 square feet of building area would be used for repair of farm equipment and storage of parts and supplies.

In doing a review of the structures/improvements for non-conformity, it was found that fences and screens were not installed to obscure views of outdoor storage in conformance to use permit conditions.

Setbacks for 4 yards became non-conforming on November 5, 1985 when the Board of Supervisors classified the site in the AW (Agricultural Watershed) District.

Building A does not meet the rear yard setback with zero feet where a minimum of 20 feet is required and south side yard setback with zero feet where a minimum of 20 feet is required. Building C does not meet the front yard setback with 5 feet where a minimum of 20 feet is required and north side yard setback with 9 feet where a minimum of 20 feet is required.

7. **Abandonment of Uses:** Section 12853 of the County Code states that a legal nonconformity shall lose that status if the legal nonconformity has been voluntarily abandoned. Voluntary abandonment shall mean the cessation of the use or portion thereof for six consecutive months or twelve non-consecutive months in any two-year period or, if the use is seasonal, for more than one season.

The property owner, Mr. Robinson, has allowed many changes in tenancy over the years that are not consistent with the legal non-conforming use established. The last use consistent with the Silverado Equipment and Farm Supply, the storage of parts and supplies, was Domaine Mumm.

Building A-Domaine Mumm removed its warehouse use on February 15, 1989.

Building B and **Building C**-Domaine Mumm vacated its warehouse use in Building B and office and warehouse use in Building C on August 31, 1987.

Since no use since Domain Mumm has been consistent with the established legal non-conforming use, the use has been voluntarily abandoned.

Agenda Item: # 7

RECOMMENDATION:

ENVIRONMENTAL:

None Required.

PLANNING:

DETERMINE that there are no Legal Nonconforming uses on Assessors Parcel #20-320-006 based on the above Findings, but that the structures were legally established.

Two of the buildings are non-conforming as to the following setbacks required in the AW (Agricultural Watershed) zoning district:

- A. Building A does not meet the rear yard setback with zero feet where a minimum of 20 feet is required.
- B. Building A does not meet the south side yard setback with zero feet where a minimum of 20 feet is required.
- C. Building C does not meet the front yard setback with 5 feet where a minimum of 20 feet is required.
- D. Building C does not meet the north side yard setback with 9 feet where a minimum of 20 feet is required.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

September 26, 1991

Patrick Flynn
P.O. Box 485
Calistoga, CA 94515

Re: 1194 Maple Lane, Assessor's Parcel #20-320-08

Dear Mr. Flynn:

This is in response to your application for a building permit to construct a 6,000 square foot "Butler Building" on the above mentioned undeveloped parcel to be used for a Farm Equipment Dealership. Based upon the current zoning of AW (Agricultural Watershed) and your proposed use of the structure as a commercial garage for the sale and repair of farm equipment, this Department must deny your building permit request. The AW Zoning District does not allow said use as a matter of right nor can it be approved through the Use Permit process.

A Notice of Appeal of this decision may be filed with the Department within ten(10) working days of the date of this letter. An Appeal package is enclosed.

Please contact this office if you need additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".

Jeffrey Redding
Director of Planning

cc: Mel Varrelman, Supervisor District 3
Robert Westmeyer, County Counsel
Michael Miller, Deputy Planning Director
✓ Gary Brewen, Building Codes Administrator
Ed Colby, Zoning Enforcement Officer
Joseph G. Peatman, Attorney At Law

**COUNTY OF NAPA
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT**

1195 Third Street, Room 210
Napa, CA 94559 (707) 253-4416

RECEIVED

AUG 31 1993

APPEALS

(Chapter XIII of Napa County Code)

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO BE COMPLETED BY APPELLANT

CLEGG G. ROBINSON, dba

Appellant's Name: SILVERADO SUPPLY Telephone: (707) 963-4824

Address: c/o 1244 Spring Street, St. Helena, CA 94574
No. Street City State ZIP

Status of Appellant to Project: Project applicant
project applicant, adjacent property owner, other (describe)

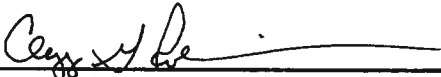
Action Being Appealed: decision of Zoning Administrator Permit No: #CLN 92-464

Permit Request: Certificate of legal nonconformity

Reason for Appeal (Be Specific): Decision of Zoning Administrator
(attach additional sheet if necessary)

That applicant's three buildings were not in legal non-conformity.

ATTACH A COMPLETE LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING AN INTEREST IN THE MATTER, INCLUDING A TITLE INSURANCE COMPANY CERTIFIED ADJOINING PROPERTY OWNERS NAME/ADDRESS/PARCEL NUMBER LIST.



Signature of Appellant

August 30, 1993

Date

FOR OFFICE USE ONLY

File No: 92464-CLN

Project Applicant's Name: ROBINSON (Clegg)

Assessor's Parcel No's: 20-320-06

Project Description: Determination of the extent of
legal non-conformity of 3 "commercial" buildings
located on a .9-acre parcel situated northwest
of Maple Ln northeast of Highway 29 in the
AW (Agricultural Watershed) Zoning District

Received by: N. F. Schell
Conservation, Development and Planning Department

Date Submitted: 31 August 93

Date Filed: 14 Sept '93

Action Record

Action By: _____
(ZA, CDPD, or Other)

Action: _____
(Approved/Denied)

Date: _____

Fee: \$50.00

Receipt #: GC 50441

THE LAW FIRM OF

Douglas A. Long

Attorneys At Law

A Professional Law Corporation

1244 SPRING STREET
ST. HELENA, NAPA VALLEY, CALIFORNIA 94574
(707) 963-4824
FACSIMILE (707) 963-5735

DOUGLAS A. LONG
JENNIFER S. SHANNON
PAUL A. NEUMILLER
PAUL JAMISON DOHRING
KATHLEEN A. HERDELL

Calistoga Office

1236 Lincoln Avenue
Calistoga, California 94515
(707) 942-0204
(707) 942-9231 Facsimile

OF COUNSEL
ROBERT W. LONG

September 14, 1993

RECEIVED

SEP 14 1993

The Honorable Board of Supervisors
County of Napa
County Administration Building
1195 Third Street
Napa, CA 94559

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Appeal on Denial of Request of Clegg G. Robinson for Certificate of Extent
of Legal Nonconformity Request #92464-CLN (July 23, 1993)

Gentlemen:

Our office has been retained to represent the interest of Clegg G. Robinson, dba Silverado Equipment and Farm Supply relative to his request appeal of the denial of his for Certificate of Extent of Legal Nonconformity heard by the Zoning Administrator. This request is for a determination of the extent of legal nonconformity for three buildings used for commercial purposes on the approximately .9 acre parcel located on the northwest side of Maple Lane approximately 240 feet northeast of the St. Helena Highway within the current AW (Agricultural Watershed) zoning district.

Prior to November 15, 1985, when the Board of Supervisors rezoned this parcel from PD (Planned Development) to AW (Agricultural Watershed) by Zoning District Ordinance 807, this property was occupied by and operated by Silverado Equipment and Farm Supply under Use Permit 777576. The permitted use at this time was for retail farm equipment and tractor sales and service which use continued until approximately January 30, 1986. The farm equipment and tractor sales and service was a commercial enterprise which encompassed office space, retail sales, servicing, and the repairing of farm equipment.

On April 15, 1986, there was a change in the use of this facility to warehousing of products used in the production of wine, which included the incidental use of one of the buildings as office space. The property is at the current time being used by Doug's Auto Repair and Cal Clean

Services. Doug's Auto Repair uses buildings A and C on the attached exhibit to this letter and Cal Clean services operates out of building B as an office and cleaning service.

APPLICANT'S LEGAL POSITION:

It is the position of the applicant that on November 5, 1985, when the Board of Supervisors rezoned this property from PD to AW that the extent and general nature of the legal nonconforming use was established. It is uncontested that the current buildings were in existence and businesses using such buildings were operating at the time of the rezoning. The uses that were established were that of an office, retail sales, and heavy equipment supply, service and repair. This legal nonconforming use was never abandoned or enlarged. These rights became vested at the time of the rezoning and continue to this day to be the vested legal rights of this applicant. There has never been an expansion of this valid nonconforming use beyond the scope of the business as established on November 5, 1985, and these buildings continue to be used for repair and maintenance of vehicles, retail service, and office.

Therefore, it is our position that there has not been a change in use, a change in the land area or location, a change in the structure, and as such the nonconforming use that existed after the rezoning on November 5, 1985, is constitutionally protected and is vested.

The proposed elimination of these businesses and the removal of these structures provides no known useful benefit to the County of Napa. In the upper valley there is a distinct lack of good commercial properties to support the local business needs. To require the removal of these buildings or the termination of their use will eliminate two healthy and profitable businesses from continued operation inasmuch as relocation of these businesses in the upper valley would be impossible or economically unfeasible. Not only will the county lose significant tax revenue, but a number of employees will not be employed by these businesses inasmuch as there is no other reasonable location for their business to relocate.

Further, it is not likely that this property ever will be returned to an agricultural use inasmuch as it is on landfill on top of rocks and boulders cleared from neighboring vineyards.


The county's action appears to be unfair and unevenly applied inasmuch as the county has continued to enlarge the commercial use of adjoining property (Flynnville) by allowing that neighbor to continue to construct additional buildings and to continue to operate commercial uses consistent with that use presently conducted by the applicant and inconsistent with current zoning and the premise adopted by the county in this departmental report and recommendations.

To deny the applicant to continue to use his property in its current manner would not only represent a violation of his constitutional rights but would further deny him equal protection under the law and represents a gross abuse of any fair treatment of properties similarly situated on Maple Lane.

The Honorable Board of Supervisors
September 14, 1993
Page 3

It is for these reason that the applicant requests that the County Zoning Administrator grant the Certificate of Legal Nonconformity.

Respectfully submitted,


Douglas A. Long
Attorney at Law

DAL/les

Attach.

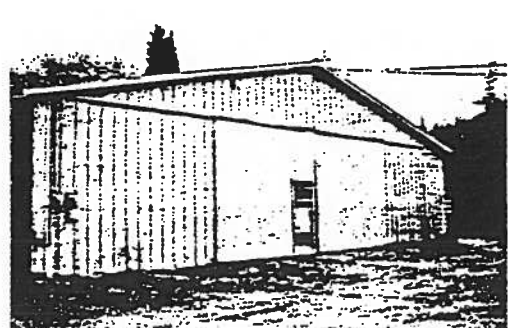
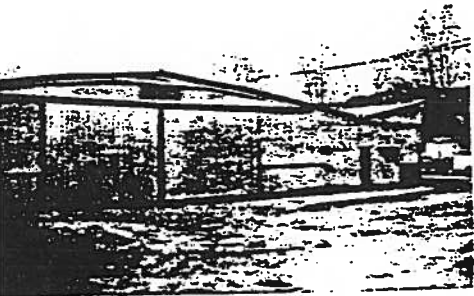
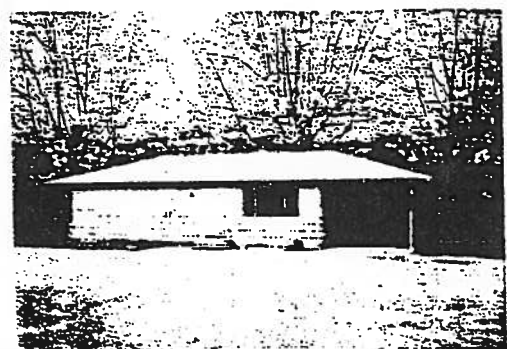
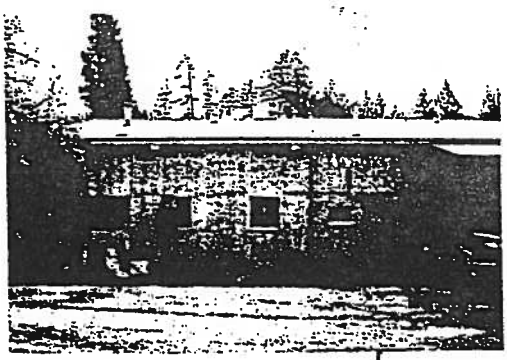
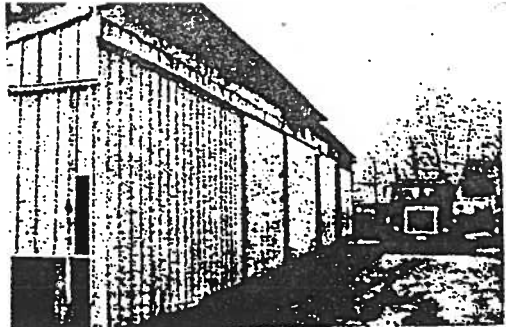
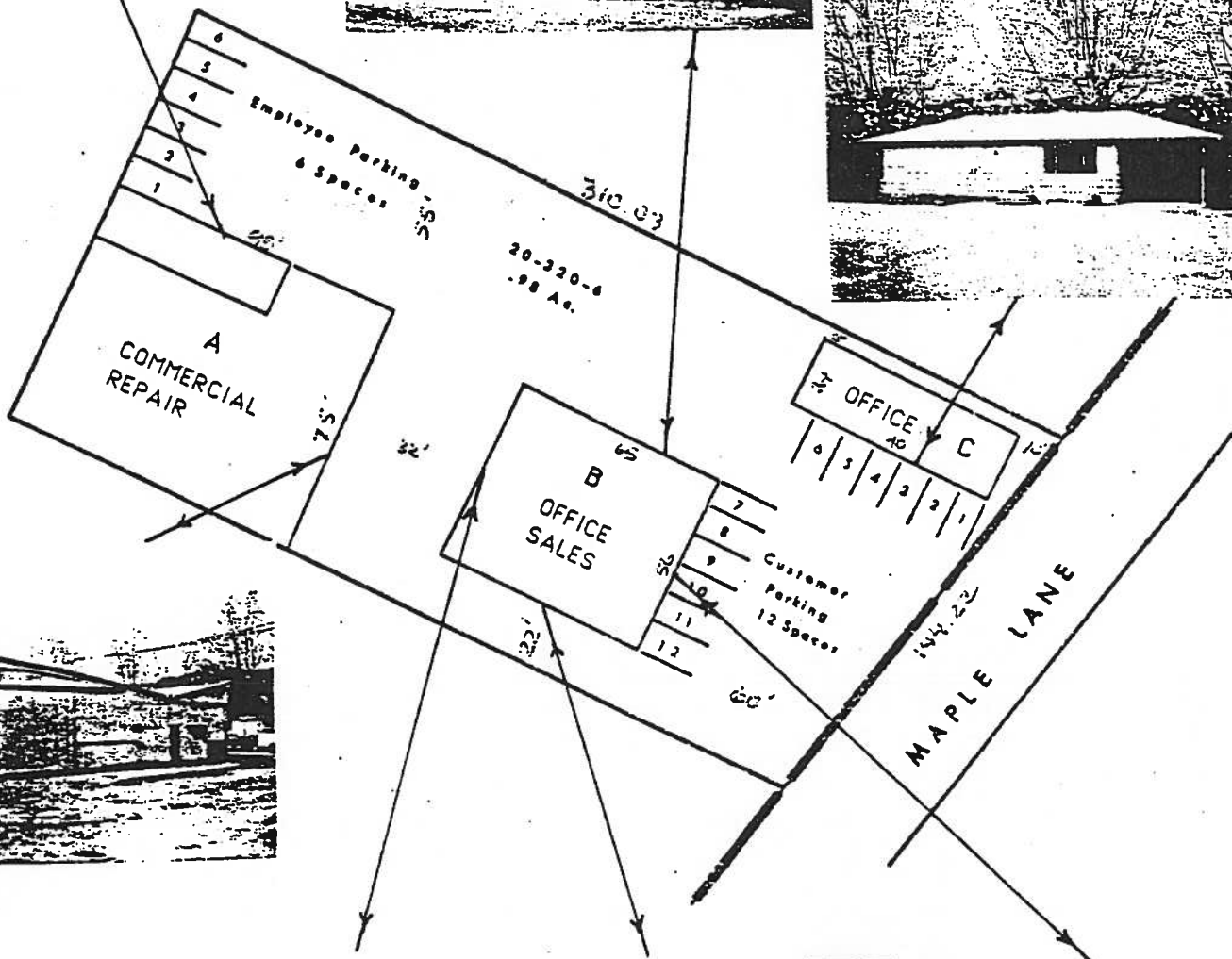
cc: Clegg G. Robinson
dba Silverado Supply

1993

RECEIVED

APR 30 1993

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



Informational Use Permit Map
Conservation, Development & Planning Department



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

JEFFREY REDDING
Director

May 4, 1994

RE: Permit Request #92464-CLN
Assessor's Parcel #20-320-06

Clegg D. Robinson
P.O. Box 531
Rutherford, CA 94573

Dear Mr. Robinson:

Please be advised that the Napa County Board of Supervisors on April 26, 1994 denied your appeal to a decision made by the Zoning Administrator, on August 18, 1993 determining that no legal non-conforming use exists within the three (3) commercial buildings (Building A, B and C) which are located on a .09 acre parcel on the northwest side of Maple Lane approximately 240 feet northeast of St. Helena Hwy within an AW (Agricultural Watershed) district. The Board of Supervisors adopted the attached Certificate of Extent of Legal Non-Conformity, which is now final. The Board of Supervisors further directed that staff stay any abatement of any illegal use within any of the three (3) buildings for a 6 month period to provide you with an opportunity to file necessary application to amend the Napa County Zoning Ordinance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey R. Redding".
Jeffrey R. Redding
Director

cc: John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Douglas A. Long, Esquire

nda:robideny.ltr

NAPA COUNTY
DEPARTMENT OF CONSERVATION, DEVELOPMENT & PLANNING

CERTIFICATE OF THE EXTENT OF LEGAL NONCONFORMITY

DATE OF ISSUANCE: April 26, 1994

In accordance with Section 12854(c) of the Napa County Code, the Napa County Board of Supervisors held a public hearing on April 26, 1994, regarding the establishment of the extent of legal nonconformity for three (3) structures located on Assessor's Parcel Number 20-320-06.

The Board of Supervisors has determined that no legal nonconforming uses exist within the three (3) commercial buildings (Buildings A, B & C as they are shown on Exhibit 'A').


Legal nonconforming structures exist with respect to Buildings A and C as to the following setbacks:

1. Building A has a rear yard of zero feet (current AW zoning district requires a 20 foot setback);
2. Building A has a side yard (on the south side of the building) of zero feet (current AW zoning district requires a 20 foot setback);
3. Building C has a front yard of 5 feet (current AW zoning district requires a 20 foot setback); and
4. Building C has a side yard (on the north side of the building) of 9 feet (current AW zoning district requires a 20 feet setback).

Building B was determined to be in conformance with the yard requirements of the Agricultural Watershed (AW) zoning district.

The location of these structures is shown on the attached Exhibit 'A', incorporated herein.

This determination is now final.


Zoning Administrator

4-26-94
Date



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
TELEPHONE 707/253-4416 FAX 707/253-4176

February 6, 1996

Clegg Robinson
1423 El Capitan Way
Napa, California 94558


Re: Proposed Zoning Ordinance Amendment #94110-ORD

Dear Mr. Robinson:

Please be advised that on January 23, 1996, the Napa County Board of Supervisors denied your request to amend the Napa County Code by adding Chapter 18.94 establishing an Agricultural Services and Support Combination District (:AS) to allow existing agriculturally oriented uses to continue and develop in Agricultural Watershed (AW) zoned areas and identifying criteria for parcels eligible for :AS District designations; and adding definitions to Chapter 18.08. The action of the Board is now final.

Please call me if I may answer any additional questions on this matter.

Sincerely,


Jeffrey Redding
Director

cc: Phil Crundall, Planner III

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1195 Third Street, Rm 210 Napa, California 94559 (707) 253-4416

APPLICATION FOR A ZONE CHANGE

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

File No: 94110-ORD

REQUEST: Amend the Zoning Ordinance to
add an "Agriculture Services and Support"
(AS) combination district, and rezone a
.9 acre parcel from AW to AW:AS

Date Filed: 11-27-94

Date Published: _____

Date Posted: _____

ZA CDPC BS

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT

Applicant's Name: Clegg G Robinson

Telephone #: (707) 226-6419

Address: 1423 EL CAPITAN NAPA

Assessor's #: 20-320-06

Status of Applicant's Interest in Property: CA 94558

Property Owner's Name: Silverado Supply

Telephone #: (707) 226-6419

Address: PO Box 521 RUTHERFORD, CA 94573

PLEASE ATTACH A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY.

Zone Change: From AW To AW:AS Text change: See attached
letter from Susan McGungian

Explain fully the reason for zone change or zoning text change: CREAT AG SERVICES
Zone. See attached letter from Susan McGungian

I certify that the above statements are correct and that the plot plan is accurate.

Clegg G Robinson 10-27-94
SIGNATURE OF APPLICANT DATE

Silverado Supply by Clegg G Robinson
SIGNATURE OF PROPERTY OWNER DATE

Submit with a check or money order in the amount of \$995.00 dollars, payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department.

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$995.00 58923
Receipt Number

RECEIVED BY Keri Clark 10/27/94
Conservation Development & Planning Department

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Room 210, Napa, California, 94559 (707) 253-4416

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

REQUEST: Use permit for
public utility corp yard
(section 18.120.010.B.8.) on two
parcels of 3.5 +/- acres at the
corner of Maple Lane & St. Hwy 29
at 1174 Maple Lane.

FILE NO: 96629-UP

Date Submitted: 5.16.97

Date Complete: 6-16-97

Date Published: _____

	ZA	CDPC	BS APPEAL
Hearing	___	___	___
Action	___	___	___

TO BE COMPLETED BY APPLICANT
(please print or type)

Applicant's Name: LOREN LOO, PG&E Telephone #: (415) 973 5817

Address: PO BOX 770000 - NIOA SAN FRANCISCO CA 94177

No Street City State ZIP

Status of Applicant's Interest in Property: LESSEE

Property Owner's Name: PATRICK FLYNN Telephone #: (707) 942-5818

Address: PO BOX 485 CALISTOGA CA 94515

No Street City State ZIP

Site Address (if any): 1174 MAPLE LANE CALISTOGA

No ⁰¹² Street City

Assessor's Parcel #: 20-32-07
20-32-08 013 Existing Parcel Size: 07 = 2.24
08 = 1.19

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, plot plan, floor plan, building elevations, water supply/waste disposal system plot 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.

Diane Ross 5/14/97
Signature of Applicant Date
LOREN LOO / DIANE ROSS-LESSE
PRINT NAME

Patrick Flynn 5/14/97
Signature of Property Owner Date
PATRICK FLYNN
PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

#956
\$1081.00 Receipt # 06739 Received by: T. Barbarino Date 5-16-97
\$125 #6586 5.197 CDPD(12-17-92)



NAPA COUNTY

JEFFREY REDDING
Director

CONSERVATION – DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

September 5, 1997

Loren Loo
PACIFIC GAS AND ELECTRIC
P.O. Box 770000 - N10A
San Francisco, CA 94177

RE: Use Permit #96629-UP
Assessor's Parcel #20-320-007, & 008

Dear Mr. Loo:

Please be advised that **Use Permit Application Number 96629-UP** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: August 20, 1997

EXPIRATION DATE: August 30, 1998

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of a filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours,

A handwritten signature in cursive script that reads "Sylvia G. Toth".

SYLVIA G. TOTH

Supervising Planner

For: Jeffrey R. Redding, Director

cc: John Tuteur, County Assessor
Ken Johanson, Director of Public Works
Gary Brewen, Building Codes Administrator
Christine Secheli, Environmental Management Supervisor
Patrick Flynn, PO Box 485, Calistoga, CA 94515

**PROPOSED
CONDITIONS OF APPROVAL**

CDPC Meeting Date: August 20, 1997

Use Permit # 96629-UP Patrick Flynn/P.G. & E.

1. The permit is limited to the establishment of a public utility service yard, utilizing an existing 2860± sq. ft. structure for use as offices and within an existing 1030 sq. ft covered parking; employee on Parcel APN 20-320-007; and utilizing APN 20-320-008 for equipment parking, outdoor storage areas, and a fueling station for company vehicles only.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.
2. All outdoor storage areas shall be screened from view of State Highway 29 and adjacent properties by a visual barrier consisting of fencing and landscaping. No open storage of materials is to exceed the height of the screening.
3. Provide off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department.
4. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
5. The applicant shall comply with the requirements of the Department of Environmental Management as stated in their letter of July 29, 1997.
6. The applicant shall comply with the requirements of the Department of Public Works as stated in their letter of June 20, 1997.
7. The applicant shall comply with the requirements of the Fire as stated in their letter of July 30, 1997
8. The applicant shall comply with the requirements of the Building Division as stated in their letter of May 21, 1997.
9. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
10. Upon "use" of Use Permit #96629-UP, establishing the public utility service yard for P.G. & E on these parcels (APN 20-320-007 and 20-320-008), Use Permit #96482-UP, approved to establish the P.G. & E. public utility service yard on APN 20-270-010 shall become null and void.

Should the applicant decide to "use" Use Permit # 96482-UP to establish the service utility yard on APN 20-270-010, then this use permit, #96629-UP, shall become null and void.



NAPA COUNTY

RECEIVED (WP)
JUL 30 1997
DIVISION OF ENVIRONMENTAL HEALTH
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471 • FAX 707/253-4545

MEMORANDUM

TO: Napa County Planning Dept. - Jeffrey Redding, Director
FROM: Department of Environmental Management - Chris Secheli, R.E.H.S. *omh*
SUBJECT: Use Permit Application for Pacific Gas and Electric Corporation Yard

DATE: July 29, 1997

APN 20-320-07 and 08 **FILE # 96629-UP**

Located at 1174 Maple Lane

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.
2. That a permit for the septic system installation be secured from the Department of Environmental Management prior to issuance of a building permit.
3. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.
4. Since the proposed septic system is to be installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



June 20, 1997

TO: Conservation Development and Planning Department

FROM: Juan Arias, Junior Engineer *J. A.*

SUBJECT: PG&E Corp Yard, APNs: 020-032-007, 020-032-008, File # 96629-UP

Approval of this application will allow the establishment of a PG&E service yard at an existing quasi-commercial site south of Calistoga on Maple Lane. This facility will accommodate the relocation of PG&E's service yard operations from the existing Silverado Service Center at Highway 29 and Big Tree Lane.

EXISTING CONDITIONS:

1. Maple Lane is a paved Napa County maintained road with an average width of 20 feet.
2. State Highway 29 has an existing left turn lane onto Maple Lane.

RECOMMENDED CONDITIONS:

1. Grading and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
2. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards". These improvements shall include, but are not limited to, upgrading off-site facilities such as swales, ditches, pipes, and the reconstruction of the existing catch basin at the northeastern corner of adjacent parcel #020-320-004, to facilitate the discharge of storm water to the Napa River.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

RECEIVED

JUL 30 1997

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Fire Dept. NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

APPLICATION TITLE: PG & E Corp Yard FILE #: 96629-UP

RESPONSE REQUEST DATE: 5-20-97 RESPONSE RETURN DATE: 6-11-97

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

- Do you have jurisdiction by law over this project ☐ Yes ☐ No
If yes, indicate required permits: _____
- Indicate areas of environmental concern and availability of appropriate technical data: _____
- Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report
- If the project is approved, recommend conditions-of-approval (use additional page if needed):
PROVIDE FIRE DEPT (KNOX) PADLOCKS OR KEY SWITCHES ON GATES AND A HAZMAT
DATA AND KEY STORAGE CABINET FOR THE FACILITY INSTALLED TO NCFD
SPECIFICATIONS.
- Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No
- Name of contact person: ETHAN FOOTE Telephone: 963-3601
Response Prepared by: Ethan Foote
Title: COUNTY FIRE MARSHAL
Date: 30 JUL 97



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

JEFFREY R. REDDING
Director

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

MAY 23 1997

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Bldg. Inspection Division
APPLICATION TITLE: PG&E Corp Yard FILE #: 96629-UP
RESPONSE REQUEST DATE: 5-20-97 RESPONSE RETURN DATE: 6-11-97
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
If yes, indicate required permits: BUILDING AND ELECTRICAL PERMITS MAY BE REQUIRED FOR INTERIOR BUILDING MODIFICATIONS AND SERVICE TO CONDUITS
2. Indicate areas of environmental concern and availability of appropriate technical data: NONE
3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NEEDED FOR PROPOSED IMPROVEMENTS.
5. Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No
6. Name of contact person: Gary W. Reeves Telephone: 253-4416
Response Prepared by: GARY W. REEVES
Title: BUILDING CODES ADMIN.
Date: 5-21-97