



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

January 22, 2001

PHILLIP L. SMITH
318 DIABLO RD., SUITE 260
DANVILLE, CA 94526

RE: Request for Use Permit #99077-UP and
Zoning Ordinance Text Amendment #00249-ORD and
Rezoning #00255-RZG (Inglewood Village Commercial Development)
APNs 027-120-040 and -050

Dear Mr. Smith:

Please be advised that the above-referenced **Use Permit Application** has been **APPROVED** by the Napa County, Development & Planning Commission on January 17, 2001 based on the attached conditions. At the same meeting, the Commission recommended to the Board of Supervisors the approval of the above-referenced zoning ordinance text change and rezoning of the property in question from "Commercial Limited" to "Commercial Neighborhood." Note that Condition #2 of the permit makes the Use Permit effective only upon approval of the zoning text change and rezoning.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified. The zoning matters will be scheduled for hearing and action by the Board of Supervisors on February 20, 2001.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void. Because the requirements for extension of the permit would include that the property is in the same zoning district as at the time of initial approval, and the permit itself contemplates rezoning, this one-year-plus period shall not commence until the **effective date** of the permit pursuant to Condition #2.

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application not prior to 30 days before expiration, and payment of fees in effect at the time of application, **and** provided that any approved modification of the permit has become final.

This letter is your only notice regarding expiration and procedures for extension of these permissions.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Miller", with a long horizontal flourish extending to the right.

Michael Miller
Deputy Planning Director

cc. John Tuteur, Assessor
Jeffrey Redding, Director of Conservation Development & Planning
Gary Brewen, Building Codes Administrator
Mary Jean McLaughlin, Clerk of the Board of Supervisors

CONDITIONS OF APPROVAL
Inglewood Village Commercial Development (#99077-UP)

1. The permit is limited to:
 - a. The establishment of a commercial office complex for general business offices, including professional, executive, financial, real estate, and insurance offices; as delineated on the attached approved site plan, and consistent with the application forms.
 - b. The establishment of a retail nursery and garden center, including a maximum 43,300 ft² of outdoor garden display area.
 - c. The construction of three commercial structures, as delineated on the approved site plan: Building "A", single-story 3,575 ft² in area; Building "B", single-story, 4,030 ft² in area; and Building "C", two story, 15,384 ft² in area. Colors of said structures shall comply with the attached approved elevation drawings.
 - d. The construction of a 6-foot, solid masonry wall along the west property line between parcels 027-120-040 and 027-120-025, as delineated on the approved site plan.
- 063
2. Use Permit #99077-UP shall not be effective before the effect date of the Commercial Neighborhood Zoning Ordinance Text Amendment (Application File #00249-ORD or #99079-ORD) and the effective date of the Commercial Neighborhood rezoning (Application File #00255-RZG) of the property.
3. The permittee shall submit four copies of a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces (please number). Said plan is to be submitted prior to issuance of the building permits. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
4. The permittee shall provide 126 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. All employee parking shall be accommodated on-site.
5. All outdoor storage shall be screened from view of Inglewood Avenue, State Highway 29 and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.
6. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of August 30, 1999.
The Department of Public Works as stated in their letter of September 21, 1999.
The County Fire Department as stated in their memo of September 21, 1999.
The Building Division as state in their memo of August 24, 1999.
7. The permittee shall comply with 12 Mitigation Measures described in the *Inglewood Village Office Park Environmental Impact Report*, dated April, 2000 (Impacts #4.1-5; #4.2-1; #4.2-3; #4.2-6; #4.3-4, #4.4-4, #4.5-1, #4.6-4, #4.7-1, #4.8-1, #4.8-2 and #4.8-5) and attached to these conditions of approval.

8. 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.
9. All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety or operations, incorporating the use of motion detection lighting to the greatest extent possible. No floodlighting of the building is permitted. Prior to issuance of any building permit, a detailed Lighting Plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Department.
10. Prior to issuance of the certificate of occupancy, the two-way left turn lane on State Highway 29, as required by mitigation measure #4.2-3 or an alternative turning pattern acceptable to CalTrans, shall have been constructed. In addition, the applicant shall submit to the Department evidence of compliance with mitigation measures 4.2-1 and 4.2-6, regarding the contribution of proportional share of the traffic improvements on State Highway 29.