

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

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of January 17, 2001

APPLICATION DATA:

APPLICANT: THE PHILLIP L SMITH CO./INGLEWOOD VILLAGE OFFICE PARK

REQUEST FOR: CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) PREPARED FOR THE PHILLIP L SMITH CO. INGLEWOOD VILLAGE COMMERCIAL DEVELOPMENT Use Permit (File#99077-UP) to establish an office and retail commercial development consisting of two single-story structures, 4,000 ft² and 3,575 ft² in area and a two-story 15,384 ft² structure for service commercial offices and a retail nursery with 43,300 outdoor display area. In addition, the project proposes the construction of a 126-space parking lot, a private well, and a septic system.

COUNTY OF NAPA ZONING ORDINANCE TEXT AMENDMENT (#00249-ORD) to amend Napa County Zoning Ordinance Section 18.32.030, "Uses permitted upon grant of a use permit" to add "Nurseries and garden stores, including outdoor storage of plant materials; Small financial services such as branch banks and automatic teller machines (no drive-through banking; and professional, administrative, executive, financial, real estate, insurance and other general business offices.

ZONING ORDINANCE TEXT AMENDMENT (#99079-ORD) to amend the CL Commercial Limited District of the Napa County Zoning Ordinance, Section 18.28.030, "Uses permitted upon grant of a use permit", to add "professional, executive, financial, real estate, and insurance offices"; and, to add "retail nursery or garden supply stores".

COUNTY OF NAPA REZONING REQUEST (#00255-RZG) to rezone Assessor's Parcel Numbers 27-120-040 and 27-120-050 from the Commercial Limited to Commercial Neighborhood Zoning District.

LOCATION: On 2.95 acres (APN: 27-120-⁰⁶³~~040~~ and ~~27-120-050~~), located on the south side of Inglewood Avenue and on the west side of State Highway 29, near the intersection of the two roads; within the Agricultural Resource General Plan land use designation and within the Commercial Limited zoning district.

BACKGROUND

1. The Phillip L. Smith Co. proposes a commercial development project for offices, service commercial uses and a nursery and garden center, on a parcel located on the west side of State Highway 29, south of its intersection Inglewood Ave. The original project proposed a retail commercial center with food services and general retail stores. During the project environmental scoping session, adjacent neighbors expressed many concerns regarding potential impacts from the original project and its compatibility with their neighborhood. After conducting several meetings with adjacent neighbors, the applicant revised the project to make it more compatible with the adjacent residential, commercial and agricultural uses in the area.

2. The subject property is zoned Commercial Limited (CL), however, the CL zoning district does not permit the uses that the applicant proposes in the revised Inglewood Village development plan. The applicant, therefore, included a request for an amendment to the Commercial Limited (CL) zoning district regulations to add professional, executive, financial, real estate, and insurance offices; and, to add "retail nursery or garden supply stores" as uses permitted upon grant of a use permit. Approval of this amendment would allow the applicant to move forward with the use permit proposal submitted for consideration.
3. On October 18, 2000, the Environmental Impact Report prepared for the Inglewood Village development project was presented to the Commission for certification as an adequate environmental document with the associated zoning ordinance text amendment to add additional uses to the Commercial Limited (CL) zoning district. The Commission generally expressed support of the proposed uses of the project site, but expressed concerns that such uses would not be compatible with all other CL-zoned parcels in the County. The Commission requested that staff revise the proposed ordinance to limit the proposed uses elsewhere in the CL district. The items were both continued to November 15, 2000.
4. On November 15, 2000, staff advised the Commission that the intent of the CL district is to serve the traveling public. While certain office and retail nursery uses could be limited, especially upon grant of a use permit, to be consistent with the intent of the CL district, further geographic and use limitations would make consideration of such uses cumbersome if proposed geographical limitations were enacted by ordinance.
5. Staff advised the Commission that the Commercial Neighborhood (CN) zoning district appears to be a much better "match" for the proposed project. The intent of that district classification is to provide residents with commercial services for day-to-day needs in the immediate neighborhood in a setting compatible with surrounding land uses. The uses proposed for the Inglewood Village development meet this intent and are either already allowable in the CN district or were included in the lists of additional uses for the Angwin (Section 18.32.030.(B)) or Lake Berryessa (Section 18.32.030 (C)) areas added by private zoning text amendments.
6. Staff recommended minor revisions to the CN text that would make this ordinance suitable for the Inglewood Village project, and recommended that the project site be rezoned to CN. The Commission requested staff to initiate the amendment to the Commercial Neighborhood Zoning District and to rezone the properties to Commercial Neighborhood.
7. The uses proposed by the applicant in the development plan of Inglewood Village Office Development ("professional, executive, financial, real estate, and insurance offices"; "retail nursery or garden supply stores") are uses that are permitted in the CN district upon grant of a use permit in the Angwin, Lake Berryessa and Capell Valley areas. The zoning ordinance text amendment proposes the subject uses be removed from the geographically-specific portion of Section 18.32.030(B) and placed into Section 18.32.030(A).

ENVIRONMENTAL ANALYSIS:

8. In 1997, an initial study was prepared to preliminarily determine the need to prepare an Environmental Impact Report (EIR). In 1998, a revised initial study was prepared to confirm the need to prepare an EIR and preliminarily determine the topics for analysis in the EIR. The initial study identified the following potentially significant impacts for evaluation: hydrology, noise, traffic, air quality and aesthetics.
9. The EIR assesses the potential environmental effects of the proposed Inglewood Village Office Park, including the expected individual and cumulative environmental impacts resulting from the approval, construction, and operation of the proposed project and identifies means of minimizing potential adverse environmental impacts. The EIR is an informational document that informs decision-makers and the general public of the significant environmental effects of a proposed project.
10. The Inglewood Village Draft EIR was prepared and circulated on April 11, 2000. During the public review period from April 11, 2000 to May 26, 2000, comments received during the 46-day review period are addressed in the FEIR.
11. The Final EIR consists of two volumes: the Response to Comments on Draft EIR and the Draft EIR of April 2000. The governmental agencies, organizations, and individuals who commented on the Draft EIR are contained in the Response to Comments on Draft EIR document. The Response to Comments document also includes a revised project description submitted by the project applicant in response to issues raised in the Draft EIR and in written comments received on the Draft EIR.
12. The FEIR identifies a number of impacts which are potentially significant, but can be mitigated sufficiently so that the impacts are less-than-significant. The summary of the environmental impacts discussed in the EIR is attached to the staff report. Three of the identified traffic impacts still remain significant and unavoidable. They are as follows:
 - Project trips would add more than one percent to peak northbound direction traffic flows on State Route 29 and these flows are already operating at poor levels of service.
 - Cumulative traffic growth along State Route 29 would result in increased delays for vehicles at certain intersections (specifically at Zinfandel Lane intersection)
 - Cumulative traffic growth would add 45-50 percent to traffic flows on State Route 29 and such flows are already operating at a poor level of service.
13. The proposed mitigation measures, outlined in the Summary of Findings of the Final Environmental Impact Report, would need to be incorporated into the project, as conditions of approval, to avoid and substantially lessen the significant environmental effects as identified in the Final EIR.

14. The four significant unmitigated impacts regarding traffic would remain, since mitigation measures that may be imposed rely upon action by an agency not under the jurisdiction of the County (CalTrans). Economic, social and other community benefits are expected from the proposed development which is located in an area where there would not be any conflict with agriculture and due to its size has limited capacity for commercially-viable agriculture that render the adverse environmental effects acceptable and justify approving the project despite the adverse environmental effect.
15. The FEIR covers both the use permit and the applicant's proposed Zoning Ordinance Text amendment. The Commission determined, however, that an amendment to the CN zoning district would be the more appropriate action regarding the subject project, and directed staff to augment the Inglewood Village Final Environmental Impact Report, as necessary to evaluate the environmental impact of changes to the Commercial Neighborhood District and rezoning of the site.
16. Since the proposed ordinance text amendment and the rezoning request are County-initiated, staff determined that the proposal is not part of the applicant's project and that the Environmental Impact Report did not need to be amended and recirculated through the State Clearinghouse.
17. An initial study was then prepared for the proposed amendment to the text of the CN district of the zoning ordinance and for the rezoning of the subject property from Commercial Limited to Commercial Neighborhood. The property is currently zoned commercial and the proposed amendment would add additional commercial uses which would be subject to use permit approval and would have project-specific environmental review. Therefore, no adverse environmental impacts were identified from the proposal to amend the text of the zoning ordinance and from the proposed change in commercial zoning designations on the property, nor, would the proposal result in any significant adverse environmental impacts.
18. The zoning text amendment and the rezoning of the property from CL to CN will not result in significant environmental effects, either individually or cumulatively. A Negative Declaration is recommended. See attached copy.
19. The project has not been found to have a significant adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code.

PLANNING ANALYSIS:

20. The procedural requirements for an amendment to the Zoning Ordinance and to change parcels from one zone to another, set forth in Chapter 18.136 of the Napa County Code have been met.
 - The application for the amendment and rezoning request has been filed and notice and public hearing requirements have been met. A 1/8 page display ad of the hearing for the zoning text amendment and the negative declaration was published on Thursday, December 28, 2000, and copies were forwarded to the 40 persons on the mailing list.

21. The proposed zoning ordinance text amendment would remove certain existing uses (nurseries and garden stores, including outdoor storage of plant materials; small financial services such as branch banks and automatic teller machines (no drive-through banking); and professional, administrative, executive, financial, real estate, insurance and other general business offices), permitted only upon grant of a use permit, from their geographical limitation.
22. The intent of the Commercial Neighborhood (CN) district classification is to provide zoning districts consistent with the general plan where residents of the unincorporated area of the county may obtain commercial services for day-to-day needs in the immediate neighborhood in a setting compatible with surrounding land uses. The subject uses are currently included within the CN district and are uses consistent with the intent of the zoning district.
23. The uses proposed by the text amendment will apply to all 17 parcels zoned CN within the unincorporated areas of the County. The majority of those parcels are not located within those areas designated on the General Plan Land Use Map as urban, but within those areas delineated as Agriculture, Watershed and Open Space or Agricultural Resource.
24. General Plan Commercial Policy 5.4 recognizes commercial uses in certain areas designated as Agriculture, Watershed and Open Space and Agricultural Resource and permitting expansions thereof within the existing commercially zoned portion of such parcels. The general plan recognizes these commercially zoned parcels since there are a small number of such parcels, their limited capacity for commercially-viable agriculture, due to pre-existing uses and/or size, location and lot configuration and the minimal impact such commercial operations and expansions will have on adjacent agriculture or open space. The subject parcel is commercially-zoned and has been commercially developed. Therefore, the proposal to rezone the parcel from CL to CN is consistent with the General Plan.
25. The area and location of CN zoning district shall be determined largely by the urban nature and extent of the local trade area to be served. Other criteria which will figure significantly in the choice of parcels deemed suitable for classification include availability of public service, public utilities, traffic safety, character of the site and surrounding area. The subject parcel is located in close proximity to a residential cluster and adjacent to other commercially-zoned parcels. The parcel is located immediately adjacent to public right-of-way and has limited access to municipal water supplies. The size of the parcel proposed for rezoning to CN limits the commercial development, and will not establish a dominant commercial center. There has been a demonstrated need of office space in the area and the City of St. Helena has been in general support of the more "service commercial" uses proposed by the project.

Before issuing a Use Permit, the Commission shall make the following written findings:

26. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to the property.
 - The project located within the Commercial Limited (CL) zoning district, and the uses proposed are not permitted with the CL district. There is a proposal to amend the CN zoning district (#00249-ORD) to allow the uses proposed by the use permit and a proposal to rezone the subject parcels (#00255-RZG) into the Commercial Neighborhood (CN). Upon approval of the zoning ordinance text amendment and upon approval of the rezoning request from CL to CN, the proposed use will be permitted upon grant of a use permit.
 - Section #18.124.010 of the Napa County Code provides that a use permit may be granted by the Commission subject to the Use Permit provisions of Chapter 18.124.
27. The procedural requirements for a Use Permit set forth in Title 18 of the Napa County Code (zoning regulations) have been met.
 - The application for the use permit was filed and notice and public hearing requirements have been met. A 1/8 page display ad of the hearing for the zoning text amendment and the certification of the Final Environmental Impact Report was published on Friday, October 6, 2000 and copies were forwarded to the 40 persons on the mailing list.
28. The proposed use is consistent with the policies and standards of the Napa County General Plan. The proposal is in conformance with the General Plan designation of Agricultural Resource.
 - The proposed commercial development is consistent with all of the goals and policies of the General Plan. Policy 5.4 presents recognition of such commercially zoned parcels in the Napa County General Plan. All such existing commercial establishments and additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.
29. The proposed use, complies with applicable provision of the Napa County Code and with the Commercial Neighborhood District Zoning proposed for the property.
 - The project includes a proposal to amend the Commercial Neighborhood (CN) zoning district to add the uses proposed by the Inglewood Village commercial development project and to rezone the subject parcels CN. If the amendment and rezoning are approved, the proposed use to establish an office business park with a retail nursery/garden center with outdoor storage will be consistent with the CN zoning district regulations. A condition is proposed that the use permit will not become valid until the zoning ordinance text amendment as proposed and rezoning from CL to CN become effective.
 - The project proposes to install 130 parking spaces. There have been comments received that other commercial developments in the area have not provided adequate parking for their employees. Based upon the County parking regulations, the project proposes 130 parking spaces, more than adequate parking for the office space required by County ordinance (92 spaces). A condition that all employee parking shall be accommodated on-site has been proposed.

- The maximum building height proposed is 28 feet, and complies with the maximum 35 foot building height. A conceptual comprehensive sign plan has been included with the project proposal. A two-sided, 7.5 foot tall, business park identification sign, 45 ft² per sign face, is proposed, to be located at the Highway 29 entrance. In addition, tenant signs will be wall-mounted on Buildings A & B, and will be hung above the doorways of the tenants in Building C. The proposed signs are compatible with the style and character of the proposed building, and comply with the sign ordinance.
30. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.
- The proposed office park will be developed in compliance with County Codes and regulations, and all required septic systems, road and property improvement plans, and building plans will be prepared, reviewed and approved in accordance with County regulations. The environmental impact report prepared for the project has identified all potential environmental impacts. Mitigation measures to lessen the environmental impacts identified have been included as proposed conditions of approval.
31. The Environmental Impact report found that the proposed use would not require a new water system or improvement that would cause significant adverse effects, either individually or cumulatively, on the affected groundwater basin in Napa County.

RECOMMENDATION FOR ACTION:

ENVIRONMENTAL:

Zoning Ordinance Text Amendment and Rezoning

1. Find that the Planning Commission has read and considered the Negative Declaration prior to taking action on said Negative Declaration and the proposed amendments to the Napa County Code of Ordinances and the proposed rezoning request from Commercial Limited to Commercial Neighborhood.
2. Find that the Negative Declaration is based on independent judgment by the Planning Commission.
3. That the Planning Commission recommends that the Board of Supervisors adopt the attached Negative Declaration for the proposed amendment and rezoning .

Use permit

4. Find that the Planning Commission certifies that the "Inglewood Village Office Park Final Environmental Impact Report" has been prepared in compliance with the California Environmental Quality Act.
5. Find that the Planning Commission has read and considered the information in the Inglewood Village Environmental Impact Report prior to taking action on said Final Impact Report and the proposed project.
6. Find that the "Inglewood Village Office Park" Final Environmental Impact Report is based on the Independent judgment of the County.
7. Find that the project, as conditioned, eliminates or substantially lessens all significant effects on the environment, where feasible, as shown in the findings outlined in paragraphs #12-#14, except for cumulative traffic impacts on State Highway 29 and that Overriding Considerations regarding the four unmitigated traffic impacts be adopted based on the findings outlined in paragraph #14.

PLANNING:

8. ⁰¹⁻⁰¹ **APPROVAL** of Resolution #00-3, recommending that the Board of Supervisors adopt the attached ordinance amending Chapter 18.32 of Title 18 of the Napa County Code of Ordinances (Exhibit A) to amend Napa County Zoning Ordinance Section 18.32.030, "Uses permitted upon grant of a use permit" to add "Nurseries and garden stores, including outdoor storage of plant materials; Small financial services such as branch banks and automatic teller machines (no drive-through banking; and professional, administrative, executive, financial, real estate, insurance and other general business offices.
9. **APPROVAL** of Use Permit #99077-UP with Findings and subject to the attached Conditions of Approval:

PROPOSED
CONDITIONS OF APPROVAL

CDPC Meeting Date: January 17, 2001
Philip L Smith Company (Inglewood Village
APN: ~~027-120-040; 050~~ File #99077-UP
-063

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.

AGENDA ITEMS #7, 8, 9, & 10.

PROPOSED CONDITIONS OF APPROVAL

CDPC Meeting Date: January 17, 2001
Philip L Smith Company (Inglewood Village)
APN: 027-120-040; 050 File #99077-UP

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.




MEMORANDUM

August 30, 1999

RECEIVED

TO: Napa County Planning Department, Jeff Redding, Director

AUG 31 1999

FROM: Napa County Environmental Management Department,  Christine Secheli, R.E.H.S., Senior Environmental Health Specialist

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

Use Permit Application for Inglewood Village
Located at Inglewood Avenue and Hwy. 29
Assessor Parcel # 27-120-40 and 50-063
File # 99077-UP

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 installation of the sewage disposal system 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. Plans for the proposed special designed sewage disposal system and/or private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits.
5. That an annual sewage permit be obtained and that the septic system monitoring requirements be fully complied with as required.
6. 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 or an approved sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits.
7. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

8. During the construction/demolition/renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development; unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

9. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

10. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.

cc: The Phillip L. Smith Co., LTD., 318 Diablo Rd., Suite 260, Danville, CA 94526-3421

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SEP 21 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO



September 21, 1999

TO: Conservation Development and Planning Department

FROM: Russ Bergholz, Public Works

SUBJECT: Revised Project - Inglewood Village, File #99077-UP, APN: 027-120-⁰⁶³~~040,050~~

This project revision replaces the proposed retail/restaurant center with a commercial complex consisting of three structures: a 4,000 s.f. office building, two-story 15,384 sf office/service commercial building, a nursery with garden center building of 3,575 sf, and 126 parking spaces.

RECOMMENDED CONDITIONS:

1. The traffic impacts to Hwy 29 are unclear based on the submitted application package. A traffic report is therefore required to investigate the impacts to Hwy 29 and determine the best recommendation for traffic related improvements related to this Use Permit. Upon submittal and review of this report, we will amend this memo to include our final recommendation..
2. Without the above traffic report, it is recommended that all parking access to the site be directed through Inglewood Avenue and the proposed 45' driveway on State Highway 29 be eliminated. The proposed 45' driveway on State Highway 29 is contrary to policy guidelines 2E of the circulation element of the Napa County General Plan "...to minimize the interference caused by side vehicular traffic."
3. 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".
4. The parking lot shown and required by the Planning Commission as a condition to this Use Permit shall have a minimum structural section equivalent of two inches of asphalt concrete over 5 inches of Class 2 Aggregate Base.
5. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

6. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
7. Improvements shall be constructed according to plans prepared by a registered civil engineer which are to be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
8. The applicant must obtain an Encroachment Permit for any work performed within the Napa County Right-of-Way.
9. Applicant shall obtain an Encroachment Permit from Caltrans for any work within the State right of-way

cc: The Phillip L. Smith Co., LTD., 318 Diablo Road, Suite 260, Danville, CA 94526-3421

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SEP 22 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: September 21, 1999

SUBJECT: Inglewood Village Use Permit Comments
Apn: 027-120-050 & 040 *063* 99077-UP

Site Address: Inglewood & Highway 29

The Fire Department (NCFD) has reviewed the Inglewood Village Use Permit application to develop a commercial complex consisting of three structures: 4,000 square foot office building, two story 15, 384 square foot office/service commercial building and a 3,575 square foot nursery with garden center building. This will supercede previous use permit #96381 comments date October 6, 1998. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances.
2. All on site fire department apparatus access roads, water mains and fire hydrants shall be installed and operational prior to any combustible materials being brought onto the construction site. All buildings under construction shall comply with article 87 of the California Fire Code with Napa County amendments.
3. Fire department access shall be provided in accordance with article 9 of the California Fire Code with Napa County amendments:
 - a. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 every facility, building or portion of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - b. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

4. Water supplies for fire protection shall be provided by compliance with the 1999 Napa County Fire Code:
 - a. water mains and required fire flow shall be in accordance with Appendix III-A
 - b. Hydrant number and spacing shall be in accordance with Appendix III-B.

5. Built-in fire protection shall be provided by compliance with the 1999 Napa County Fire Code:
 - a. An automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 - c. If a fire pump is required to pressurize the fire protection system it shall be installed and maintained to appropriate NFPA standards.

6. Fire fighter safety and operations measures shall be provided by the following:
 - a. A "Knox" data storage cabinet (model series #1220 or 1300) in accordance with NCFD specifications for on-site storage of building access keys, and hazardous contents information.
 - b. Location of the "Knox" data storage cabinet will be determined during Fire Department plan review.

7. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County (NCFC section 103.1.1) for the following circumstances:
 - a. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (NCFC section 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection of such proposals.

8. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

9. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

If there are any questions please do not hesitate to contact Barbara Easter at 707-963-3601 ext. 129 (Monday – Thursday).

Bryon J. Carniglia
Fire Chief

By: *Barbara A. Easter*

Barbara Easter
County Fire Inspector

BJC/be/be
CC: Applicant, D-1404 Loveless,
B-1414 Barclay, CFM Files.Chron

Revised Project



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
AUG 24 1999
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Inglewood Village FILE #: 99077-UP

RESPONSE REQUEST DATE: 8-3-99 RESPONSE RETURN DATE: 9-6-99
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, PLUMBING, ELECTRICAL, MECHANICAL

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 NOTED IN ITEM NO. 1 ABOVE

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: [Signature] Telephone: 253-4416
Response Prepared by: GARY W. BRENNEN

Title: BUILDING CODES ADMIN.
Date: 8-24-99

DRAFT
NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Project title: Inglewood Village Commercial Development/Phillip L. Smith Co.
FILE NUMBER: File 00249-ORD and (00255-RZG)

Project Description:

A) An amendment to the Napa County Zoning Ordinance Section 18.32.030, "Uses permitted upon grant of a use permit" to add "Nurseries and garden stores, including outdoor storage of plant materials; Small financial services such as branch banks and automatic teller machines (no drive-through banking; and professional, administrative, executive, financial, real estate, insurance and other general business offices. Said uses are already permitted in the Commercial Neighborhood Zoning district, upon grant of a use permit, in the Lake Berryessa, Capell Valley and Angwin areas (Sections 18.32.030 (B) and (C)); and an request to rezone parcel #; and,

B) a request to rezone parcels 27-120-⁰⁶³~~040~~ and ~~27-120-050~~ from Commercial Limited to Commercial Neighborhood.

WRITTEN COMMENT PERIOD: December 28, 2000 to January 17, 2001

DATE: December 22, 2000

BY THE ORDER OF

JEFFREY REDDING

Director

Napa County Conservation, Development and Planning Department

**COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4416**

**Initial Study Checklist
(reference CEQA, Appendix G)**

1. **Project title:** Inglewood Village Commercial Development/Phillip L. Smith Co.
2. **Lead agency name and address:** Napa County Conservation, Development & Planning Department
1195 Third Street Rm 210, Napa California, 94559
3. **Contact person and phone number:** Wyntriss Chatman Balcher (707) 253-4417
4. **Project location:** On 2.95 acres (APN: 27-120-⁰⁶³~~040~~ and ~~27-120-050~~), located on the south side of Inglewood Avenue and on the west side of State Highway 29, near the intersection of the two roads. The project is within the Agricultural Resource General Plan land use designation and within the Commercial Limited zoning district. The proposed zoning ordinance text amendment would effect 17 parcels zoned Commercial Neighborhood
5. **Project sponsor's name and address:**
The Phillip L Smith Company, LTD.
318 Diablo Road Ste 260
Danville, CA
6. **General Plan description:** Agricultural Resource and Agriculture, Watershed and Open Space
7. **Zoning:** Commercial Limited
8. **Description of Project:** A) An amendment (File 00249-ORD) to the Napa County Zoning Ordinance Section 18.32.030, "Uses permitted upon grant of a use permit" to add "Nurseries and garden stores, including outdoor storage of plant materials; Small financial services such as branch banks and automatic teller machines (no drive-through banking; and professional, administrative, executive, financial, real estate, insurance and other general business offices. Said uses are already permitted in the Commercial Neighborhood Zoning district, upon grant of a use permit, in the Lake Berryessa, Capell Valley and Angwin areas (Sections 18.32.030 (B) and (C)); and an request to rezone parcel #; and, B) a request to rezone parcels 27-120-~~040~~ and ~~27-120-050~~ (File # 00255-RZG) from Commercial Limited to Commercial Neighborhood. - 063
9. **Surrounding land uses and setting.** (Briefly describe the project's surroundings.)

Commercial Neighborhood zoning districts are roughly located in the Napa River Valley, Angwin, Lake Berryessa, Capell Valley, Coombsville, and Carneros areas, near pockets of single family residences. Topography is diverse from nearly level valley floors, where slopes are less than 15% and gentle to moderate slopes along the shores of Lake Berryessa, the Angwin, Coombsville and Carneros areas, where slopes usually exceed 15%. Elevations range from 100 to 1800 MSL. Alluvial deposits characterize the foundation materials of the various valley floor throughout the County with alluvial deposits reaching some 200 feet deep near Napa. The foundation materials of the Howell Mountain range (Angwin area) are rhyolitic tuff and base igneous rock, while in the northern and eastern parts of the County (Lake Berryessa), sandstone, shale and serpentine dominate. The Mt. George area (Coombsville) in the southeast is composed of igneous materials. There are four soil associations found in the valley or gently sloping areas of the county. Bale-Cole-Yolo, Tehama, Reyes-Clear Lake, Haire-Coombs, Bressa-Dibble-Sobrante, Henneke-Monara, Mayment-Lodo-Felton, Rock outcrop-Kidd-Hambright, Forward Boomer-Felta, Forward-Aiken, and Fagan-Millsholm. Soils range from poorly drained (for example, Cole soils) to well-drained (Tehema soils). The various soil associations exhibit a range of runoff characteristics from slow runoff rates to very rapid. Erosion rates, vary with the association, ranging slight to severe (all information taken from Sol Survey of Napa County 1978).

The parcels being considered for rezoning are nearly level (slopes less than 5%) elevation 212 MSL, located less than one mile south of the city of St. Helena. Foundation materials consist of fluvial deposits, overlain by Class I soils of the Pleasanton Loam soil series and Class IV soils of the Cortina very gravelly loam. Runoff is slow and there is little or no hazard for erosion. Vegetative cover is primarily wild grasses with some introduced landscape plants adjacent to one of the existing structures.

There are two permanent structures on the property, a 3200 sq. ft. storage building currently used by a vineyard supply company and a 1562 sq. ft. nursery building currently used for a custom furniture studio. Surrounding Land uses include a gasoline station immediate adjacent to the northeast; a large commercial complex north of Inglewood Ave. with wine sales, wine tasting, grocery store, restaurant, coffee shop, bakery; a moving and storage company to the south; and a delicatessen, gift shop and winery to the east; and vineyards to the north and east. The closest residences are 32± feet to the west and 20± to the north of the site.

There are three existing curb cuts providing access, one located on Inglewood Ave. and two located on State Highway 29. The property is served by a limited amount of municipal water. There are existing septic systems to serve existing commercial uses.

10. **Other agencies whose approval is required** (e.g., permits, financing approval. or participation agreement).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION. (by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Wynness Chatman Balcher, Planner III

Date 12/12/00

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval.

II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: Commercial Neighborhood zoning districts are located on non-prime lands, urban lands or commercially developed lands. No impact to agricultural resources is expected.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Expose sensitive receptors to substantial pollutant concentrations?

Create objectionable odors affecting a substantial number of people?

Impact Discussion: The proposal is not for specific development. Office uses would not be expected to generate objectionable odors, however, since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposed uses will be located within urban-designated lands or on lands that already commercially zoned. None of the Commercial Neighborhood zoned parcels are located within an area delineated as biologically sensitive on the County Environmental resource maps, and the subject parcel on Inglewood Avenue is not located within an area delineated as biologically sensitive area.

IV. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The amendment to the Commercial Neighborhood to add uses would not result in any impact to any cultural resources since any development of such proposed uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval. The subject Inglewood Avenue property is not located within an archaeologically-sensitive area., therefore, no adverse environmental impacts on cultural resources would be expected.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. **GEOLOGY AND SOILS.** Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval. The subject Inglewood Avenue property is not located within an area that is delineated as a know earthquake fault area nor located on soils delineated as unstable, therefore, no adverse environmental impacts to geological concerns would be expected.

VII. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval.

VIII. **HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval. The subject Inglewood Avenue property is not located within a 100 year floodplain area and adverse environmental impacts from flooding would not be expected.

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposed uses have been found compatible with the Commercial Neighborhood Zoning district in the Lake Berryessa, Capell Valley and Angwin areas and consistent with the General Plan policies regarding commercial uses.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No mineral resources have been delineated on any of the parcels zoned Commercial Neighborhood, nor is the subject Inglewood Avenue property has any known mineral resources, therefore, no adverse impacts would be expected.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval. The subject Inglewood Avenue property is currently zoned and commercial development has occurred on the property, and any new development would be subject to environmental review to determine if there would be any adverse noise impacts. The rezoning of the property would not be expected itself to result in an adverse environmental impact.

XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: An expansion of the uses permitted within a zoning district would not be expected to induce substantial population growth, given the limited sizes of the parcels zoned Commercial Neighborhood. The subject Inglewood Avenue property is currently a commercial zone, and any development would be subject to project-specific environmental review prior to approval of such commercial development. Therefore, the rezoning of the property would not be expected to result in any adverse environmental impacts.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. **PUBLIC SERVICES.** Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval. The subject Inglewood Avenue property is partially served by municipal water. The parcel is of adequate size to accommodate a private waste-disposal system and private wells. No adverse impact on municipal services would be expected to result to the rezoning of the property from one commercial designation to another.

XIV. **RECREATION.** Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion: No adverse impacts would be expected from the addition of new uses, since development projects would be subject to environmental review prior to approval, where any impacts would be mitigated. The rezoning of the property to Commercial Neighborhood would not result in the generation of recreational demands...

XV. **TRANSPORTATION/TRAFFIC.** Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval of a commercial project. The rezoning of the property from one commercial designation to another would not specifically result in adverse traffic impacts .

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The proposal is not for specific development. Since all of the proposed commercial uses would only be permitted upon grant of a use permit and an evaluation of a specific project would be analyzed at that time, impacts determined and any required mitigation measures imposed prior approval.

**NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**
1195 Third Street, Rm 210 Napa, California 94559 (707) 253-4167 1999

RECEIVED

APPLICATION FOR A ^{TEXT} ZONE CHANGE

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

FOR OFFICE USE ONLY

ZONING DISTRICT: Commercial Limited File No: 99079-020
 REQUEST: Amend Section 18.28.030 to add the following Date Filed: 8/17/99
uses: Date Published: _____
1) office, professional, administrative, executive, Date Posted: _____
financial, real estate, insurance & other general Hearing ZA CDPC BS
business offices; 2) nurseries or garden supply Action _____
stires

TO BE COMPLETED BY APPLICANT

Applicant's Name: THE PHILLIP L. SMITH CO., LTD. Telephone# (925) 831-3214
 Site Address: Southwest Corner of Inglewood & Hwy. 29 Assessor's #(s): 027-120-050-040
No Street City State Zip
 Mailing Address: 318 Diablo Road, Suite 260, Danville, CA 94526-3421
No Street City State Zip
 Status of Applicant's Interest in Property: Agent of Owners
Suzette Mori Toma
 Property Owner's Name: Leticia Mori Kartoizian Telephone#: (925) 820-2110
c/o REGENCY ENTERPRISES
 Mailing Address: 318 Diablo Road, Suite 250, Danville, CA 94526-3421
No Street City State Zip

◆ PLEASE ATTACH A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY ◆

Zone Change: From _____ To _____ Text change: x

Explain fully the reason for zone change or zoning text change: This text change will permit
the above uses to be added to this CL zoned parcel and will thereby allow
the property to develop in a fashion that will better serve the neighborhood,
while not expanding commercial uses unnecessarily.

I certify that the above statements are correct and that the plot plan is accurate.
Phillip L. Smith 8/16/99 Leticia Mori Kartoizian 8/11/99
 SIGNATURE OF APPLICANT DATE SIGNATURE OF PROPERTY OWNER DATE
 Submit with a check or money order in the amount of \$1165.00, 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

\$ 125.00 94564
 \$1040.00 _____
 Receipt Numbers

RECEIVED BY Wyntriss Chapman Balcher 8/17/1999
 Conservation Development & Planning Department

35

RECEIVED

AUG 17 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

APPLICATION FOR USE PERMIT

MODIFICATION OF USE PERMIT APPLICATION

FOR OFFICE USE ONLY

ZONING DISTRICT: CL FILE NO: 99077-UP

REQUEST: Develop a commercial complex Date Submitted: 8 August 17, 1999
consisting of three structures: 4,000 sq office bldg; Date Complete: _____
two-story 15,384 sq office/service commercial bldg Date Published: _____
and a nursery with garden center bldg 3,575 sq
and 126 parking spaces. ZA CDPC BS APPEAL

Hearing _____
 Action _____

Revison of Project - File # 96381-UP

TO BE COMPLETED BY APPLICANT
(please print or type)

Applicant's Name: THE PHILLIP L. SMITH CO., LTD. Telephone#: (925) 831-3214

Site Address: Southwest Corner of Inglewood & Hwy. 29 CA 94574
No Street City State Zip

Mailing Address: 318 Diablo Road, Suite 260 Danville CA 94526-3421
No Street City State Zip

Status of Applicant's Interest In Property: Agent for Owners
Leticia Mori Kartoizian

Property Owner's Name: Suzette Mori Toma Telephone#: (925) 820-2110

Mailing Address: c/o REGENCY ENTERPRISES
318 Diablo Road, Suite 250, Danville CA 94526-3421
No Street City State Zip

Assessor's Parcel #(s): 027-120-050-⁻⁰⁶³ & 040 Existing Parcel Size: 2.954 acres

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.

Phillip L. Smith 8/16/99 Leticia A. Kartoizian 8/11/99
 Signature of Applicant Date Signature of Property Owner Date

Phillip L. Smith Leticia A. Kartoizian
 PRINT NAME PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Fee: 1105.75 Receipt # 94563 Received by: Wynne Chapman Balcher Date: 8/17/99
 (\$125.00 pre-application fee + \$1251.00 balance due)

\$1376 - MINUS 25% deducted from USE PERMIT Application 96381-UP being modified by this application. 36
CDPC 3/25/98

THE PHILLIP L. SMITH COMPANY, LTD.

August 14, 2000

Wyntress Chatman Balcher
Conservation Development and Planning Department
1195 3rd Street, Room 210
Napa, California 94559

RECEIVED

AUG 17 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**Re: Inglewood Village Office Park
Highway 29 & Inglewood Ave.
Napa County, California**

Dear Wyntress:

Last week I gave you a copy of notes that were taken by Donna Oldford at my last meeting with the Inglewood neighborhood. This letter will serve as a statement of the agreements we have now reached, in order to mitigate the neighbor's reasonable concerns about the effect the project will have on their immediate environment. It also responds to various concerns raised in the environmental document.

I am submitting to you a revised site plan and a revised landscape plan. The revisions detail agreements and reflect the results of further engineering studies as well as a recognition of zoning requirements.

1. Agreements:

- a. We have agreed with the neighborhood that the general hours of operation will be 7 A.M. to 8 P.M.
- b. We have agreed that we will install a short median at the intersection of Inglewood and Highway 29 in order that the drive movement now occurring with the Beacon, Inglewood driveway will not be possible. This will not block the Wine Shop egress and is reflected on the revised site plan. The plan must be approved by Public Works and Caltrans.
- c. The neighbors have requested that we install a decomposed granite pathway, with redwood header, along the Inglewood frontage of our project, in place of concrete curb, gutter and sidewalk. We have agreed subject to Public Works' approval.
- d. We have agreed to eliminate the onsite access between Beacon and our site. The neighborhood felt it would cause conflicts and confusion. The revised site plan reflects this change.
- e. We have modified the color scheme for the project after further thought, discussion with the neighborhood and evaluation of the surroundings. A colored rendering is presented with this letter.
- f. The neighborhood has reviewed the new colors and heartily endorses them as well as the sign program presented in the rendering. We are working on actuals.
- g. Michael and Kelly Wheaton have requested that we erect a solid masonry wall along the property line between our property and their home. We have agreed to do so. The wall will

145 E. Jahant Road • Acampo • California 95220
Phone: (209) 368-9732 or (209) 473-6033
Fax: (209) 368-9731 or (209) 473-474-7795

Receipt # 98494 8/17/00

\$1000.00



stop several feet short of Inglewood Avenue in order to save three existing cottonwood trees and one existing cherry tree, but it will come well beyond their home. This change is reflected on the revised site plan.

2. Environmental Responses:

- a. We have secured approval by the St. Helena City Council of an agreement to use 1476 gallons per day of City water. The agreement stipulates that we will use our well for all landscape irrigation purposes including the nursery.
- b. We have been told by the St. Helena Engineering Department that we can secure an agreement to use the fire service already available at the site. This agreement is in process.

Both of the above agreements will be recorded when our Lot Line Adjustment is complete. It has been applied for and agreed to by Beacon. Documents between Beacon and the Moris for the Lot Line Adjustment and the new septic system are in process.

- c. We have now completed our preliminary engineering which, among other things, includes a preliminary grading and drainage plan. The plan responds to the environmental constraint of drainage of all onsite water to Highway 29. It can be done, and a copy of the plan is enclosed for your reference.
- d. In response to EIR comments and alternatives, we have changed the Highway 29 driveway configuration to right in and right out only. Therefore conflicts with left turns out will be eliminated. Those movements will take place at the established intersection via the Inglewood driveway. This revision is reflected in the revised site plan.

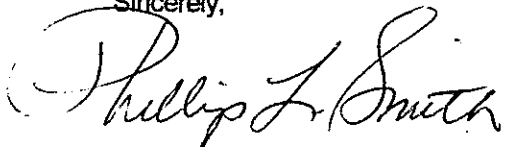
3. Zoning Considerations:

As a result of proceeding with our preliminary engineering and our Lot Line Adjustment our engineer, Paul Bartelt, determined that we must leave Beacon with a one-half acre site since it is the zoning minimum. Therefore we have adjusted the lot lines to reflect this change. We will continue to lease that portion of the property and are simply going to plant it with trees in order to make the gas station go away from our view.

The changes this and the drainage study have occasioned are reflected in the revised site and landscape plans.

The process has worked well. I hope you agreed. I expect full support from the Inglewood neighbors that have chosen to be involved in producing something good for both of us. I hope the County Staff, Planning Commission and Board of Supervisors agree. Please schedule the project for hearing.

Sincerely,



Phillip L. Smith
Applicant for the Owners.

PLS:js

INGLEWOOD VILLAGE RETAIL CENTER

SWC HIGHWAY 29 AND INGLEWOOD AVENUE
NAPA COUNTY, CALIFORNIA

The revised proposal indicated on the attached application and plans is for Assessor's parcel 27-120-40 and a portion of Assessor's parcel 27-120-50. Current Parcels 40 and 50 improvements consist of a vacant metal building on Parcel 50 and an abandoned garden center on Parcel 40 together with some stored construction materials. All of the existing uses will be eliminated over time and upon construction of new buildings.

The Mori heirs/esses will be developing the property using a pressure distribution leachfield system. Each building may have its own septic tank in order that each building can be separately controlled. Waste water will then be pumped to the common leachfield. The preliminary calcs. have been completed by Paul Bartelt Engineering (attached), and the project has been planned on that basis. The Beacon (Ultramar) service station will tie into our new system. (Agreement attached.)

The Mori property has one hookup available from St. Helena Water District which will be used for domestic purposes. However, additional water will likely be necessary for at least waste disposal and landscape irrigation. Therefore, a well (with proper separation from the leachfield and the reserve field) has been drilled and approved under a Phase II Study. Our well is feasible, and a permit has been issued.

TJKM Traffic Engineers completed an analysis of the traffic impacts for the previous project. No great amount of impact on peak hour traffic was generated. However, traffic is being studied further under the EIR contract. The new project's peak hour will likely be in the range of 8:30 A.M. to 9:30 A.M. The plan as proposed reduces three existing curb cuts on Highway 29 to one, and two existing curb cuts on Inglewood to one, thereby substantially reducing points of conflict. The previous traffic study thus far has required no mitigation measures of any consequence. The new project substantially reduces traffic, since the restaurant has been eliminated.

The architectural motif is proposed to be board and batten walls, standing rib metal roofing with river rock and cedar shingle accents. The architect has picked up materials used in the Sattui Winery across Highway 29 from the proposed project in an effort to establish a second, very attractive corner at Highway 29 and Inglewood. Signing will consist of routed wood signs of varying colors mounted above offices on the facia. Monument signing will be provided on Inglewood and Highway 29 in order to identify the project. We are still endeavoring to get some cooperation from Ultra Mar on signing and joint access. We strongly hope for cooperation, but cannot guarantee such cooperation.

The project has gone through a great deal of change since it was first presented in 1996. Through a series of meetings with neighbors, the project has evolved from retail commercial to office and commercial services which involves a text change to the CL zone and a new use permit application. We expect that the neighborhood will generally endorse these proposals. We are submitting the preliminary architectural concept with its application with agreement on type of architecture, but not on detail, since the architecture has not been seen by the neighbors as of this writing. The concept will be shown to them in the near future.

Office uses will consist of professional, administrative, executive, financial, real estate, insurance, and other general business offices. Commercial service will consist of a nursery and garden supply harmoniously integrated into the office complex and the neighborhood. The plant display area will provide a nice buffer between the project and the adjoining parcel, as well as a significant amount of greenery and color, even though it is not counted in terms of landscaped area.

Water consumption and waste disposal has also been substantially reduced in the revised project. Waste disposal has been reduced to the point that an above ground leachfield is no longer required.

RECEIVED

AUG 18 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

This project will be developed, under contract, by THE PHILLIP L. SMITH COMPANY, LTD. for Leticia Mori Kartoian in conjunction with her husband, William Kartoian, together with Suzette Mori Toma and her husband, Wally Toma. The architect is Johnson Lyman Architects located in Walnut Creek. The Mori family has owned this property for nearly forty years and intends to continue to own and manage the property once the project is completed.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	<u>Domestic</u>	<u>Emergency</u>
I. WATER SUPPLY		
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.)	<u>St. Helena water and well</u>	<u>well</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>Yes</u> ___ <u>No</u> ___	<u>Yes</u> ___ <u>No</u> ___
C. Current Water Use (in gallons/day): Current water source:	<u>Attached</u>	<u>Attached</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>Report Attached</u>	_____
E. Water Availability (in gallons/minute):	<u>Report Attached</u>	_____
F. Capacity of Water Storage System (gallons):	<u>N/A</u>	_____
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	_____
II. LIQUID WASTE	<u>Domestic (sewage)</u>	<u>Other (please specify)</u>
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>On site pressure</u>	<u>Septic system</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No ___	<u>N/A</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>N/A</u>	<u>N/A</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>Report Attached</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>Report Attached</u>	_____
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.)	<u>Garbage Co.</u>	_____
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>Landfill</u>	_____
IV. HAZARDOUS/TOXIC MATERIALS		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	_____
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	_____

RECEIVED

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT. **AUG 17 1999**
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

IV. TYPICAL OPERATION	Existing	Proposed
A. Days of Operation:	<u>N/A</u>	Office 5/Nursery7
B. Expected Hours of Operation:	<u>N/A</u>	7A.M. to 6 P.M.
C. Anticipated Number of Shifts:	<u>N/A</u>	<u>N/A</u>
D. Expected Number of Full-Time Employees/Shift:	<u>N/A</u>	<u>78</u>
E. Expected Number of Part-Time Employees/Shift:	<u>N/A</u>	<u>3</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>N/A</u>	<u>Negligible</u>
• average/week:	<u></u>	<u>18</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>N/A</u>	<u>3</u>
• average/week:	<u></u>	<u>18</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities Food Serving Facilities		
• restaurant/deliseating capacity:	<u>None</u>	
• bar seating capacity:	<u>None</u>	
• public meeting room seating capacity:	<u>None</u>	
• assembly capacity:	<u>None</u>	
B. Residential Care Facilities (6 or more residents) Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	<u>N/A</u>	<u>N/A</u>
• total number of guests/children:	<u>N/A</u>	<u>N/A</u>
• total number of bedrooms:	<u>N/A</u>	<u>N/A</u>
• distance to nearest existing/approved facility/center:	<u>N/A</u>	<u>N/A</u>

HAZARDOUS MATERIALS
INFORMATION SHEET

List all acutely\extremely hazardous materials that will be used or stored at the site:

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
----------------	----------------------	-----------------------	-----------------------

NONE

List the hazardous materials that are stored or handled at any one time, equal to or greater than any one of the following amounts: 500 pounds of solids, 55 gallons of liquids, 200 cubic feet of compressed gasses (s.t.p.). Aggregate amounts of the same hazard class are considered one type of hazardous material and must be listed individually below.

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
----------------	----------------------	-----------------------	-----------------------

NONE

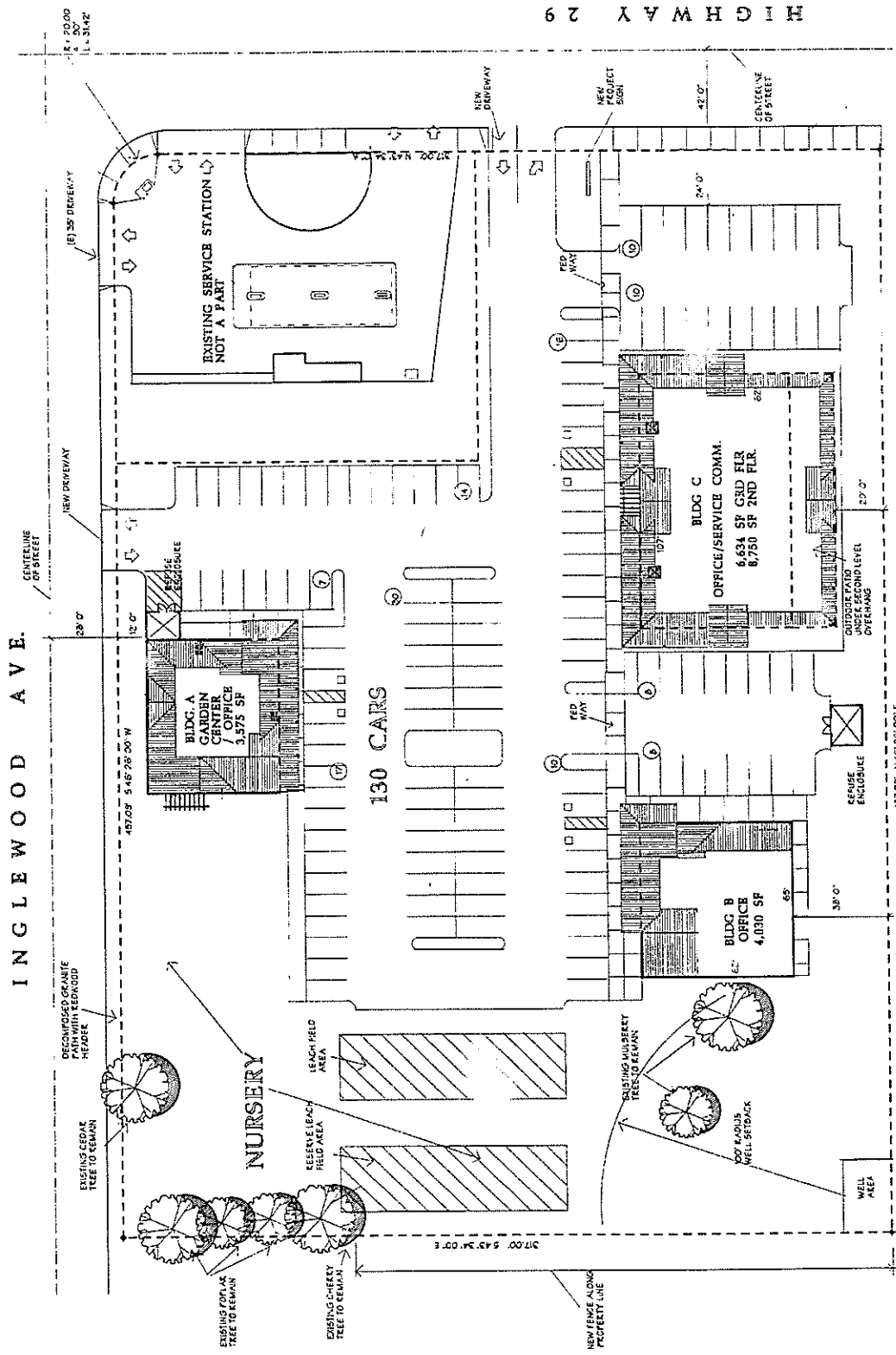
If you are unsure about the C.A.S. #, etc.; your distributor or supplier should be able to provide you with a M.S.D.S. (Material Safety Data Sheet) which will contain that information. Your Workman's Compensation Insurer and the local libraries may also have access to this information.

If you are a tenant, you are responsible for proper notification to the property owner.

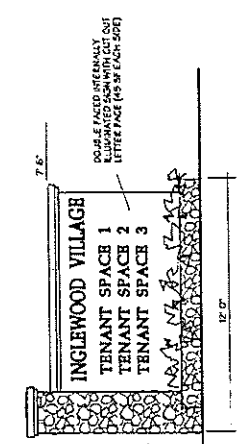
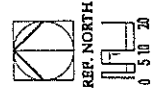


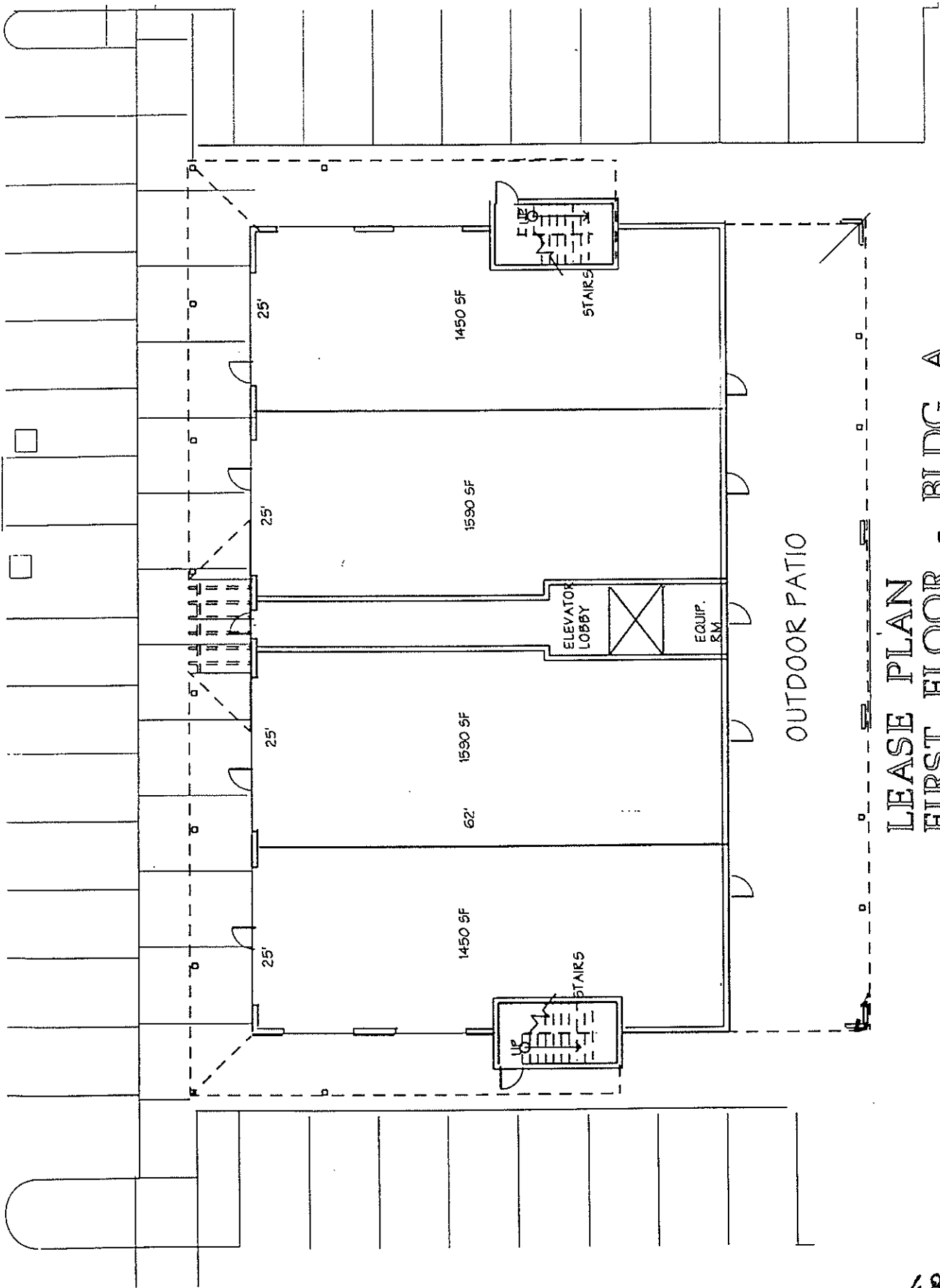
INGLEWOOD VILLAGE OFFICE PARK

MORI / INGLEWOOD VILLAGE

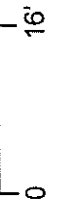


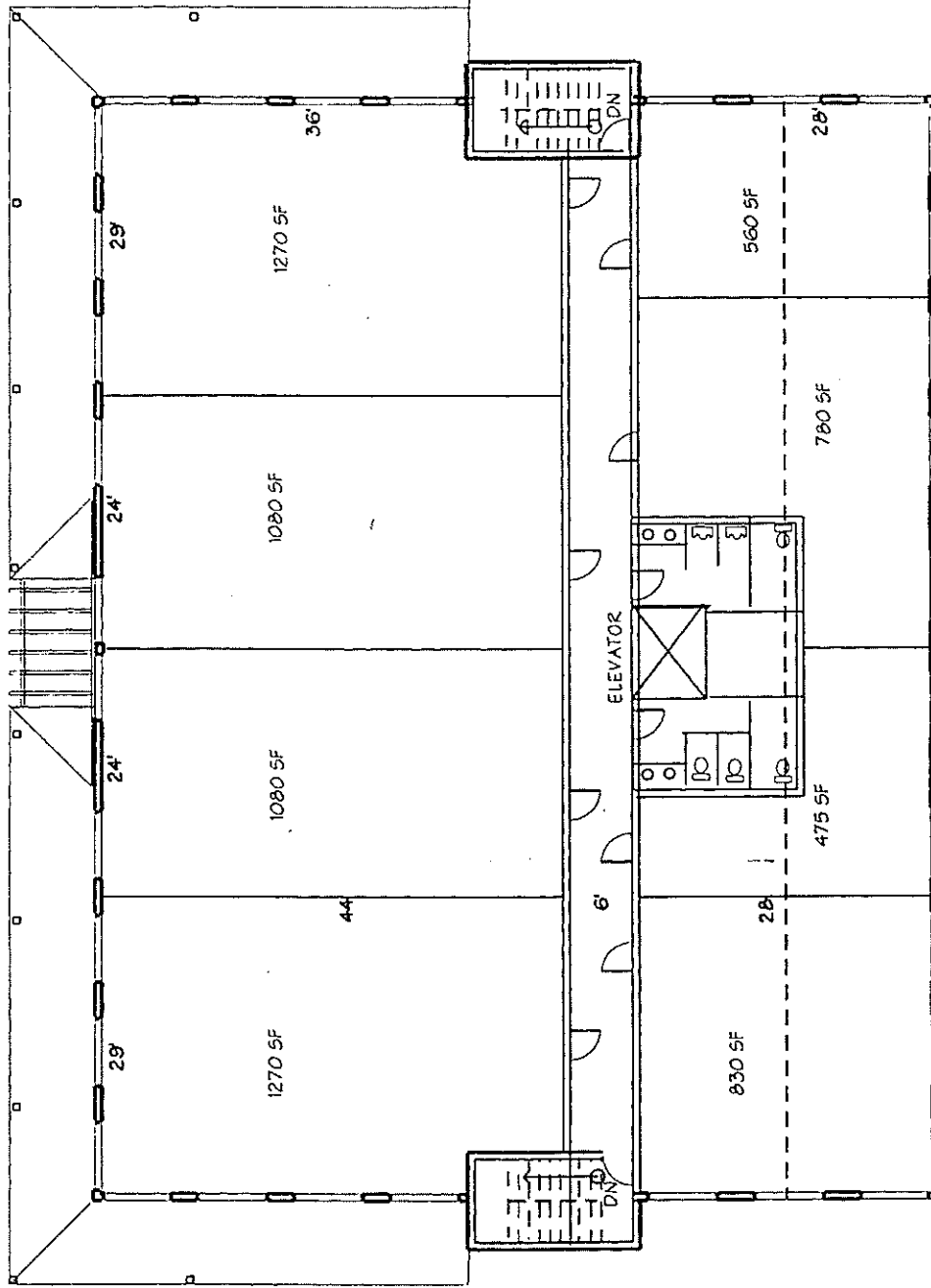
SUMMARY
 RETAIL:
 22,989 SF AT 1/500SF = 46 STALLS REQUIRED
 78 EMPLOYEES = 78 STALLS REQUIRED
 124 STALLS REQUIRED
 130 STALLS PROVIDED



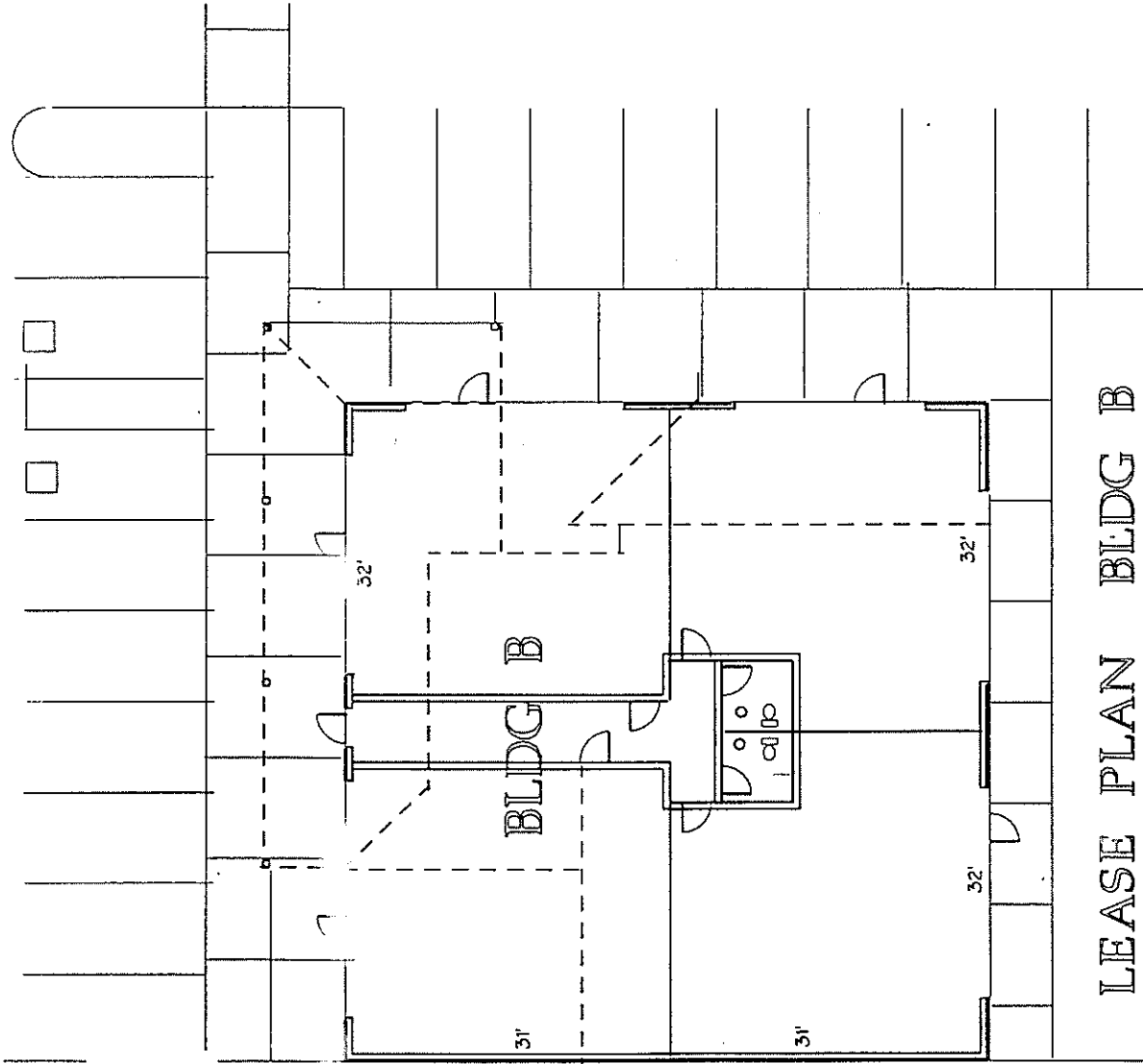


LEASE PLAN
FIRST FLOOR - BLDG A

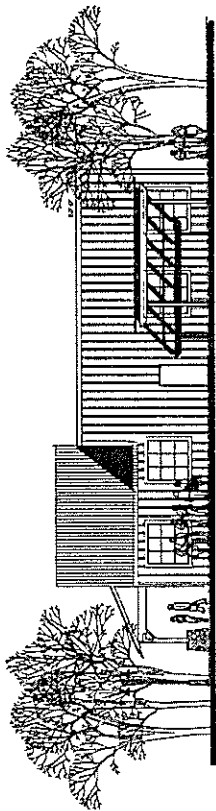




LEASE PLAN
SECOND FLOOR - BLDG A

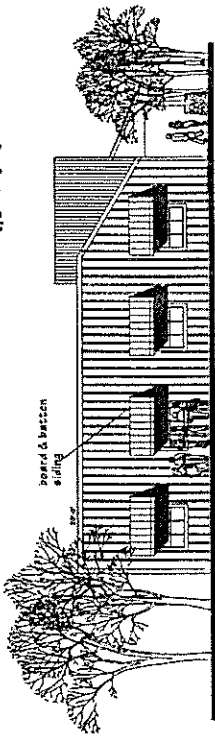


MORI / INGLEWOOD VILLAGE



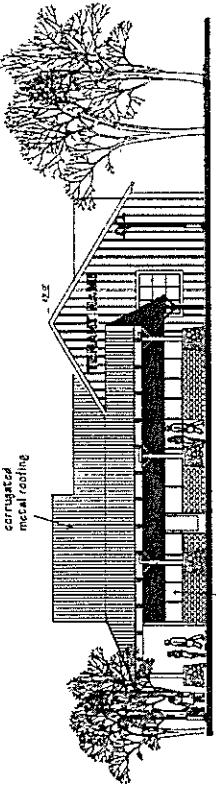
WEST ELEVATION
BUILDING B

1/8" = 1' 0"



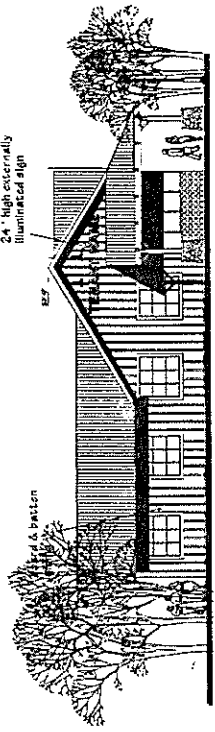
SOUTH ELEVATION
BUILDING B

window with fabric awning

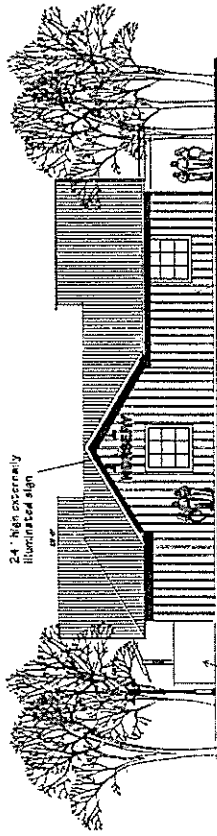


NORTH ELEVATION
BUILDING B

1/8" = 1' 0"



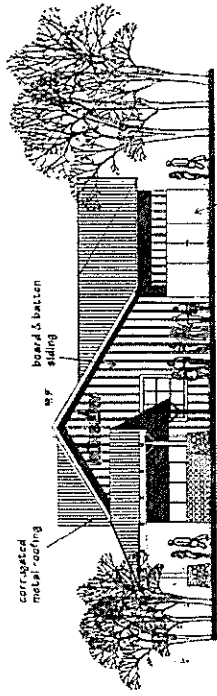
EAST ELEVATION
BUILDING B



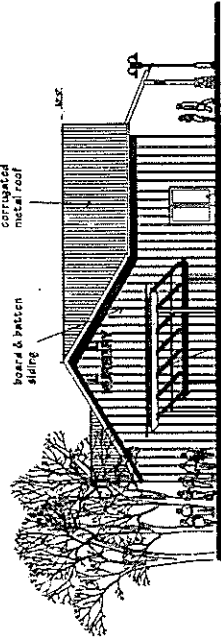
NORTH ELEVATION
BUILDING A



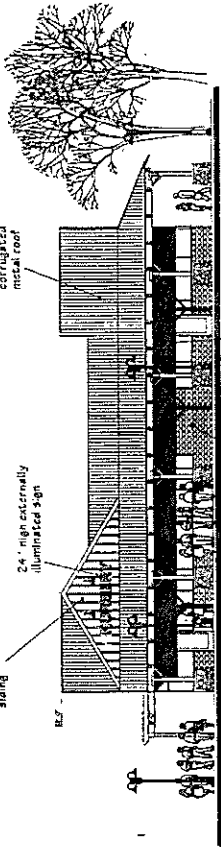
0 5 10 20



EAST ELEVATION
BUILDING A



WEST ELEVATION
BUILDING A



SOUTH ELEVATION
BUILDING A



SUMMARY OF IMPACTS AND MITIGATIONS

**Exhibit 2.2-1
Summary of Findings**

Impact <i>(SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)</i>	Signif Before Mit.	Mitigation	Signif After Mit
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Land Use and Planning			
<p><i>Impact 4.1-1 Land Use Changes Due to Zoning Ordinance Amendment</i></p> <p>Approval of the Zoning Ordinance Amendment would expand the list of uses that are permitted in the Commercial Limited (CL) zoning district with the issuance of a use permit.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.1-2 Change in the Character of Land Uses in the Study Area</i></p> <p>Implementation of the proposed project would result in land use changes for the project site. The land use changes would be consistent with the land use pattern established north of the project site and consistent with the intent of the County's Commercial Limit zoning district.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.1-3 Disruption of the Physical Arrangement of the Study Area</i></p> <p>Implementation of the proposed project would lead to new development on the project site. This construction would not disrupt the physical arrangement of the established neighborhood.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.1-4 Compatibility with Surrounding Existing Uses</i></p> <p>Of the surrounding existing uses, existing residential development would be most sensitive to the new uses. Specific land uses may result in land use compatibility impacts with the existing surrounding residential uses.</p>	LTS	No mitigation would be required.	LTS

Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.1-5 Consistency with the Napa County General Plan</i></p> <p>The project is not consistent with every policy of the Napa County general Plan. This inconsistency would result in significant environmental impacts; therefore this would be a significant impact.</p>	S	Same as Mitigation Measure 4.2-3.	LTS
<p><i>Impact 4.1-6 Consistency with the Napa County Zoning Ordinance</i></p> <p>Assuming that the proposed amendment is approved, the Inglewood Village project would be in conformance with the Napa County Zoning Ordinance.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.1-7 Growth Inducing Impacts</i></p> <p>The project would not remove obstacles to growth, set a precedent allowing additional growth, or produce economic effects that would lead to growth.</p>	LTS	No mitigation would be required.	LTS
<p>Traffic</p>			
<p><i>Impact 4.2-1 Project Impacts at Intersections</i></p> <p>Project trips would add more than one percent to stop-sign controlled intersection approaches already operating at LOS E – F.</p>	S	The project applicant shall be responsible for contributing a proportional share of the costs of installing a traffic signal at the State Route 29 / Zinfandel Lane intersection.	S
<p><i>Impact 4.2-2 Project Impacts Along State Route 29</i></p> <p>Project trips would add more than one percent to peak northbound direction traffic flows on State Route 29 and these flows are already operating in the LOS E - F range.</p>	S	No feasible mitigation would be available to lessen impacts along State Route 29.	S
<p><i>Impact 4.2-3 State Route 29 Site Access</i></p> <p>Traffic in / out of the proposed project's State Route 29 driveway could conflict with through traffic flows on State Route 29.</p>	S	The project applicant shall be responsible for designing and implementing a two-way-left-turn-lane (TWLTL) along the proposed project's State Route 29 frontage with appropriate transitions to the south, consistent with Caltrans requirements.	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
Impact 4.2-4 Parking Impacts The proposed project would not create any significant impacts on parking conditions.	LTS	No mitigation would be required.	LTS
Impact 4.2-5 Bicycle / Pedestrian Impacts The proposed project would not be expected to generate much bicycle / pedestrian traffic in the area. The proposed project's impact on bicycle / pedestrian circulation would be less-than-significant.	LTS	No mitigation would be required.	LTS
Impact 4.2-6 Cumulative Traffic Impacts at Study Intersections Cumulative traffic growth along State Route 29 would result in increased delays for vehicles at study intersections.	S	(a) Same as Impact 4.6-1 (the project applicant shall be responsible for contributing a proportional share of the costs of installing a traffic signal at the State Route 29 / Zinfandel Lane intersection.) (b) City of St. Helena shall implement roadway improvements identified in the <i>City of St. Helena 1993 General Plan</i> .	S
Impact 4.2-7 Cumulative Traffic Impacts Along State Route 29 Cumulative traffic growth would add 45-50 percent to traffic flows on State Route 29 and these flows are already operating in the LOS E to F range.	S	No feasible mitigation would be available.	S
Air Quality			
Impact 4.3-1 Carbon Monoxide Concentrations Implementation of the proposed project would add to concentrations of carbon monoxide along streets and near intersections providing access to the project site.	LTS	No mitigation would be required.	LTS
Impact 4.3-2 Regional Air Quality Impacts Development of the project site as proposed would result in increased regional emissions of pollutants.	LTS	No mitigation would be required.	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.3-3 Cumulative Air Quality Impacts</i></p> <p>Development of the project site as proposed would be consistent with the Bay Area 1997 Clean Air Plan.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.3-4 Short-Term Construction Impacts</i></p> <p>Dust generation during construction periods would cause potential health and nuisance impacts to adjacent land uses. Although temporary, this would be a significant impact.</p>	S	<p>Use permit approval shall be conditioned upon incorporation of the following measures into the project:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. Dust-proof chutes shall be used as appropriate to load debris onto trucks during demolition. • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. 	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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		<p>Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).</p> <ul style="list-style-type: none"> • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 miles per hour. • Replant vegetation in disturbed areas as quickly as possible. • Suspend any activities that cause visible dust plumes, which cannot be controlled by watering. • Install wheel washers for all exiting trucks. • Designate a disturbance coordinator, responsible for ensuring that dust control measures are implemented and responding to any complaints regarding construction air quality issues. 	
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**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
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Noise			
<i>Impact 4.4-1 Land Use Compatibility Impact</i> Noise levels at the project site would be compatible with the proposed uses.	LTS	No mitigation would be required.	LTS
<i>Impact 4.4-2 Operational Noise Impact</i> Noise generated from building mechanical equipment and parking lot activity would produce noise, but would not increase noise levels at nearby residences.	LTS	No mitigation would be required.	LTS
<i>Impact 4.4-3 Traffic Noise Impacts</i> Traffic generated noise from the proposed uses would increase noise levels by less than one dBA.	LTS	No mitigation would be required.	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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<p><i>Impact 4.4-4 Construction Noise Impacts</i></p> <p>Construction activities would generate substantial noise at land uses adjacent to the project site.</p>	<p>S</p>	<p>Use permit approval shall be conditioned upon incorporation of the following measures:</p> <ul style="list-style-type: none"> • Demolition and/or construction activities should be limited to non-holiday, daytime hours between 7:00 AM and 5:00 PM • Construct any property fences or walls adjacent to noise-sensitive land uses during the earlier phases of construction. • All internal combustion engines for construction equipment used on the site should be properly muffled and maintained. • All stationary noise-generating equipment, such as air compressors and portable power generators, should be located as far away as possible from businesses, residences or noise-sensitive land uses. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Businesses, residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. • Designate a disturbance coordinator, responsible for responding to complaints about construction noise. The name and telephone number of the disturbance coordinator shall be posted at the construction site and made available to businesses, residences or noise-sensitive land uses adjacent to the construction site. 	<p>LTS</p>
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Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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Hydrology			
<p><i>Impact 4.5-1 Drainage</i></p> <p>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.</p>	<p>S</p>	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ▫ 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. 	<p>LTS</p>
Aesthetics and Visual Impacts			
<p><i>Impact 4.6-1 View from Southbound State Route 29 / Wine Train looking Southwest (Viewpoint 1)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>
<p><i>Impact 4.6-2 View from Northbound State Route 29 / Wine Train looking Northwest (Viewpoint 2)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.6-3 View from Inglewood Avenue looking East (Viewpoint 3)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.6-4 Light and Glare</i></p> <p>Nighttime lighting could dominate the surrounding area. This would be a potentially significant impact.</p>	S	<ul style="list-style-type: none"> • Shield or focus outdoor night lighting downward. • Recess lighting elements within fixtures to prevent glare. • Conceal lights to avoid glare and avoid placing lights too close to objects to prevent reflected glare. • Avoid high-angle high-candela distribution. • Select lighting fixtures which can be shielded after installation, if a problem is identified. 	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
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Cultural Resources

<p><i>Impact 4.7-1 Potential Disturbance of Unknown or Hidden Cultural Resources</i></p> <p>Construction could disturb currently unknown cultural resources.</p>	<p>S</p>	<ul style="list-style-type: none"> If cultural deposits are encountered at any location, halt construction in the vicinity and consult a qualified archeologist and the Native American community. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the finds and a course of action acceptable to all concerned parties should be adopted. <p>If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished (but not limited to) 1) Planning construction to avoid archeological sites; 2) Incorporation of sites within parks, greenspace, or other open space; 3) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; 4) Deeding the site into a permanent conservation easement.¹</p>	<p>LTS</p>
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¹ This is discussed in more detail in Section 15126.4(b)(3)(B) of the *CEQA Guidelines*.

Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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		<p>When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center.²</p> <ul style="list-style-type: none"> In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per <i>State CEQA Guidelines</i> 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine no investigation of the cause of death is required, and (B) the coroner determines the remains to be Native American. The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	
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² This is discussed in more detail in Section 15126.4(b)(3)(C) and (D) of the *CEQA Guidelines*.

**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
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		<p>If the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	
<p>Public Services</p>			
<p><i>Impact 4.8-1 Water Service Impacts</i></p> <p>The proposed on-site well would provide sufficient domestic and landscaping water for the project. However, the on-site well would not provide sufficient fireflow supply.</p>	<p>S</p>	<ul style="list-style-type: none"> • The applicant would be required to provide fire flow to all portions of the project site, in accordance with Appendix III-A of the 1999 Napa County Fire Code. This could either be supplied by: <ul style="list-style-type: none"> ◦ The City of St. Helena system, provided that a Private Fire Service Agreement can be agreed upon that would allow the use of emergency fire flow to both parcels of the project, or ◦ Construction of a water tank sufficient to meet fire flow requirements. In this case, secondary impacts would occur, primarily visual. Additional mitigation to reduce secondary impacts would be to select neutral color that would blend in with the surrounding landscape, and the planting of screen trees and vegetation around the water tank. 	<p>LTS</p>

Exhibit 2.2-1 (continued)
 Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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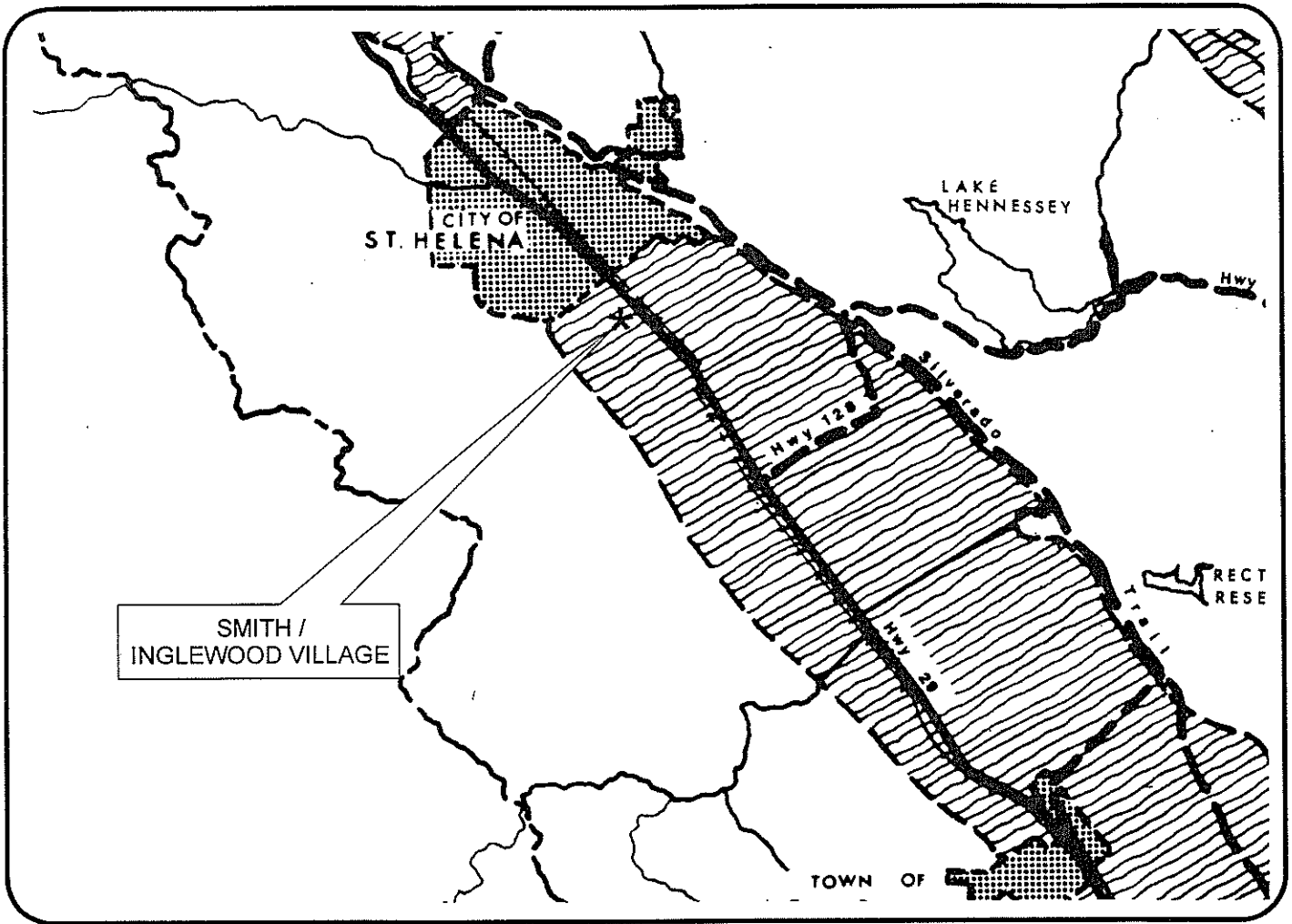
<p><i>Impact 4.8-2 Wastewater Service</i></p> <p>The project's proposed leachfield system could fail if not properly monitored.</p>	<p>S</p>	<ul style="list-style-type: none"> • A permit for the installation of a sewage disposal system must be secured from the Department of Environmental Management prior to issuance of a building permit. • The use of the drain field (leachfield) 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. • Plans for the proposed special designated sewage disposal system and/or private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits. The final size of the leachfield area would be determined based on the expected number of employees of the project. • An annual sewage permit be obtained and that septic system monitoring requirements be fully complied with. • An agreement to grant a sewage easement or an approve sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits, since the proposed sewage system is to be installed on a separate parcel than some buildings it would serve. 	<p>LTS</p>
<p><i>Impact 4.8-3 Fire Protection</i></p> <p>The project would not substantially affect the Napa County Fire Department.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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<p><i>Impact 4.8-4 Police Protection</i></p> <p>No increase in police service would be necessary.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.8-5 Hazardous Substances</i></p> <p>An underground storage tank might be located on the project site, which would need to be removed.</p>	S	<p>a) Prior to the issuance of grading permits, the location of the UST on APN 027-120-050 should be identified and removed. This would need to be done in coordination with the Napa County Department of Environmental Management. Soil testing should be conducted at this time, and if contaminants are discovered, a remedial plan would need to be developed and implemented in accordance with the Department of Environmental Management. Note that because of existing uses on this parcel, it would be infeasible and impractical to implement this mitigation at an earlier date.</p> <p>b) 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.</p>	LTS

NAPA COUNTY LAND USE PLAN 1998 - 2000





LEGEND







TRANSPORTATION

-  LIMITED ACCESS HIGHWAY
-  MAJOR ROAD
-  SECONDARY ROAD
-  RAILROAD
-  AIRPORT
-  LANDFILL SITE

OPEN SPACE

-  AGRICULTURE, WATERSHED & OPEN SPACE
-  AGRICULTURAL RESOURCE

URBAN

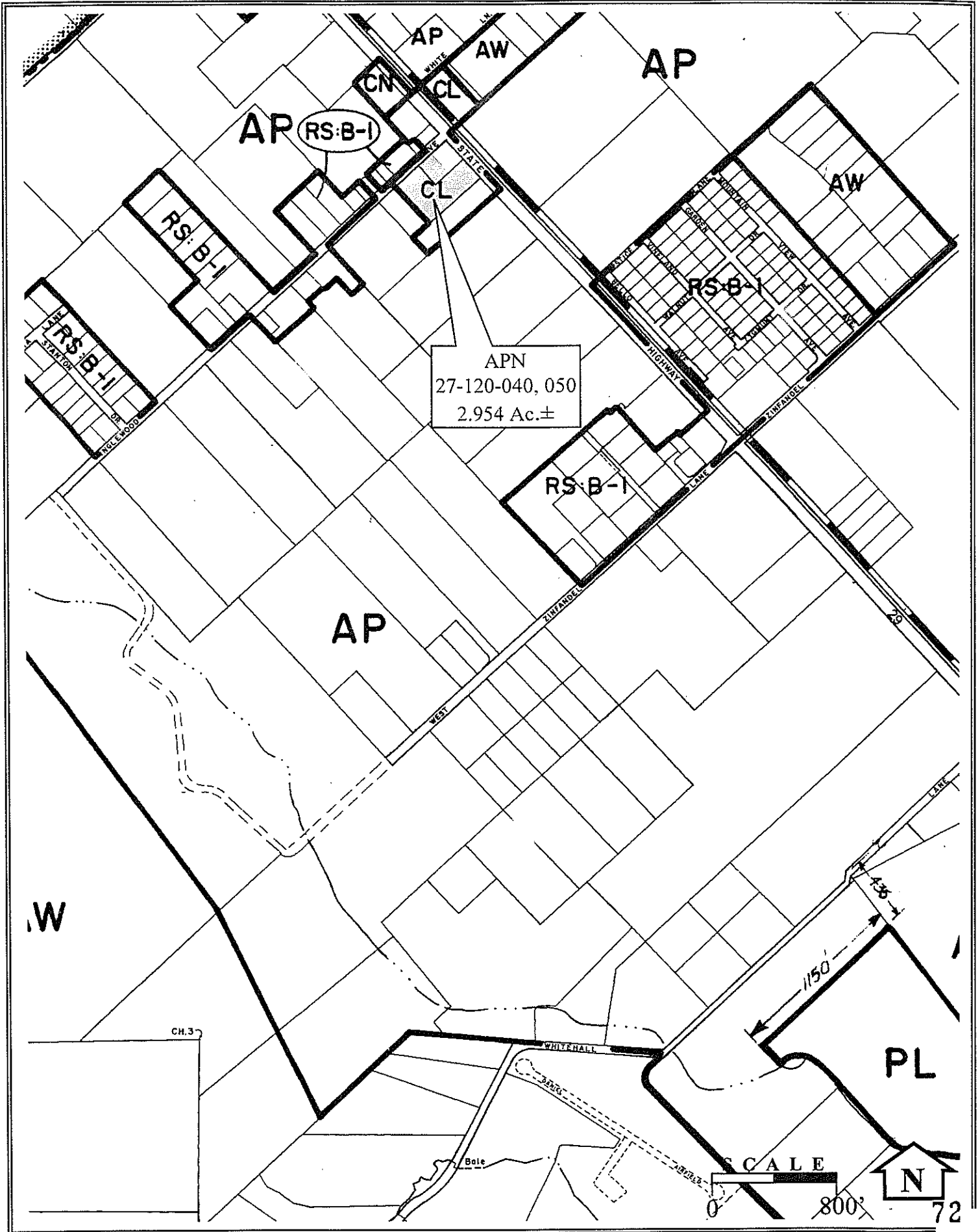
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-  RURAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC - INSTITUTIONAL

SCALE IN MILES

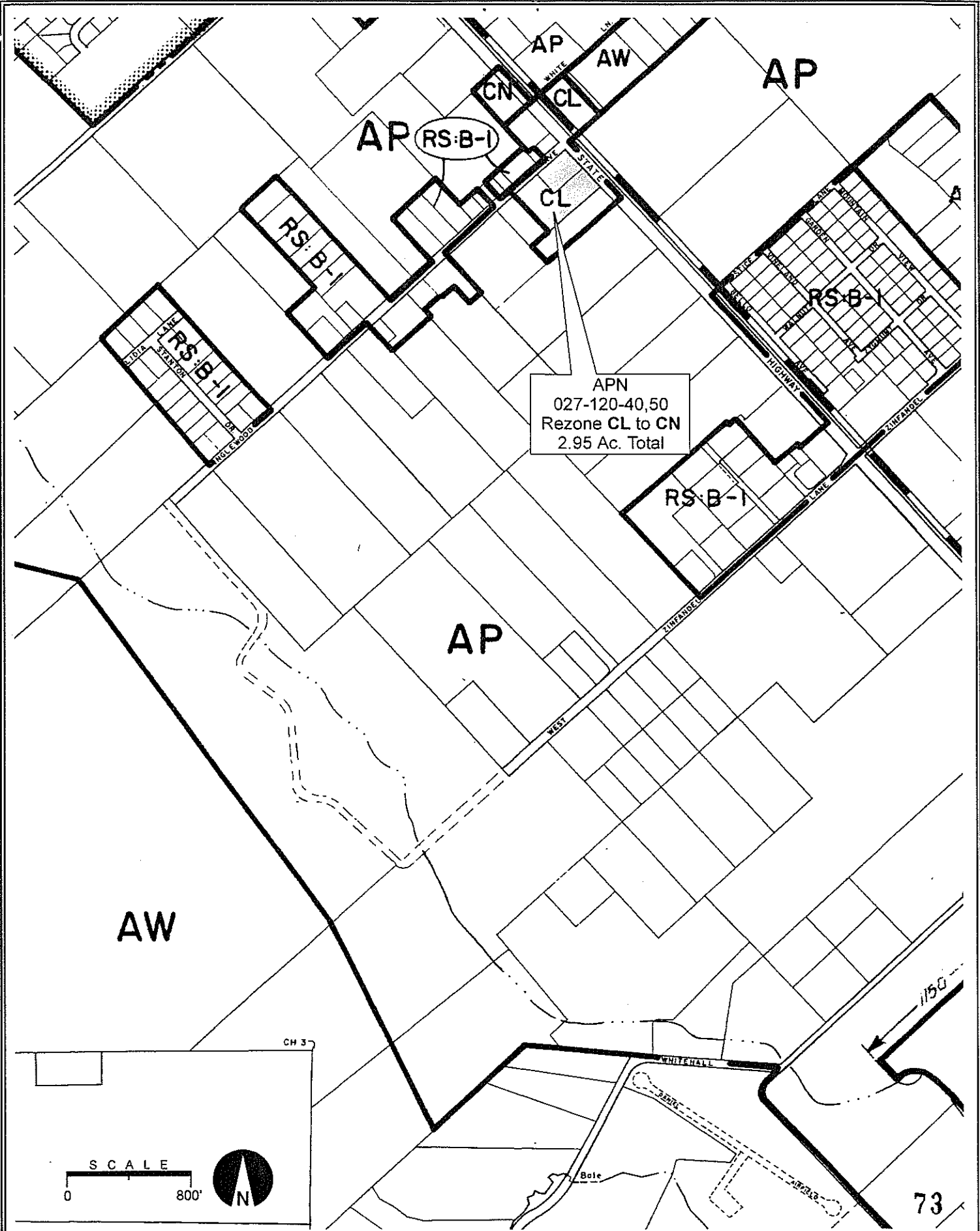


APN
027-120-40,50
01-09-2001
8C RZG

MORI / INGLEWOOD VILLAGE



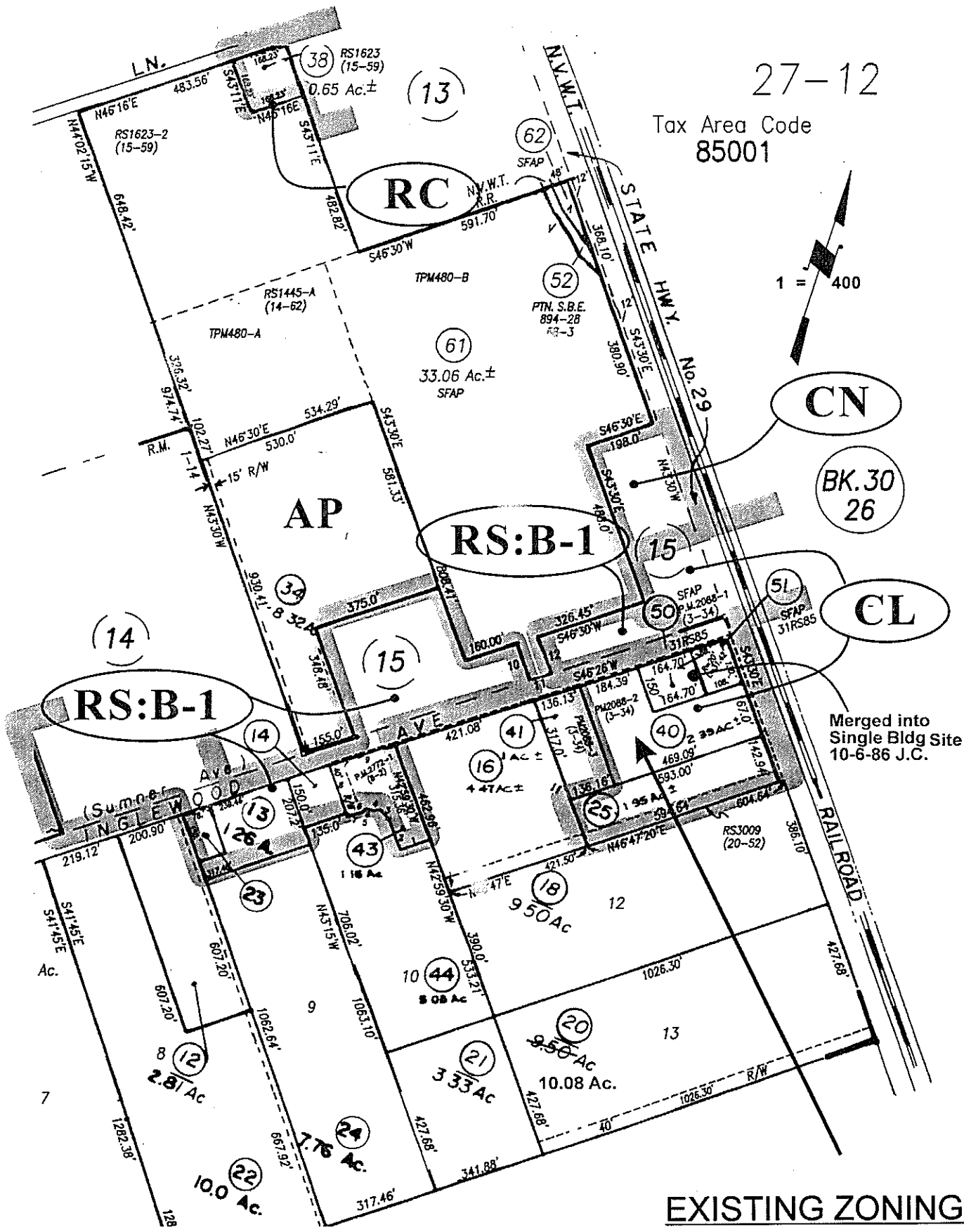
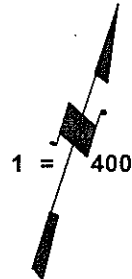
SMITH / INGLEWOOD VILLAGE



SMITH / INGLEWOOD VILLAGE

27-12

Tax Area Code
85001

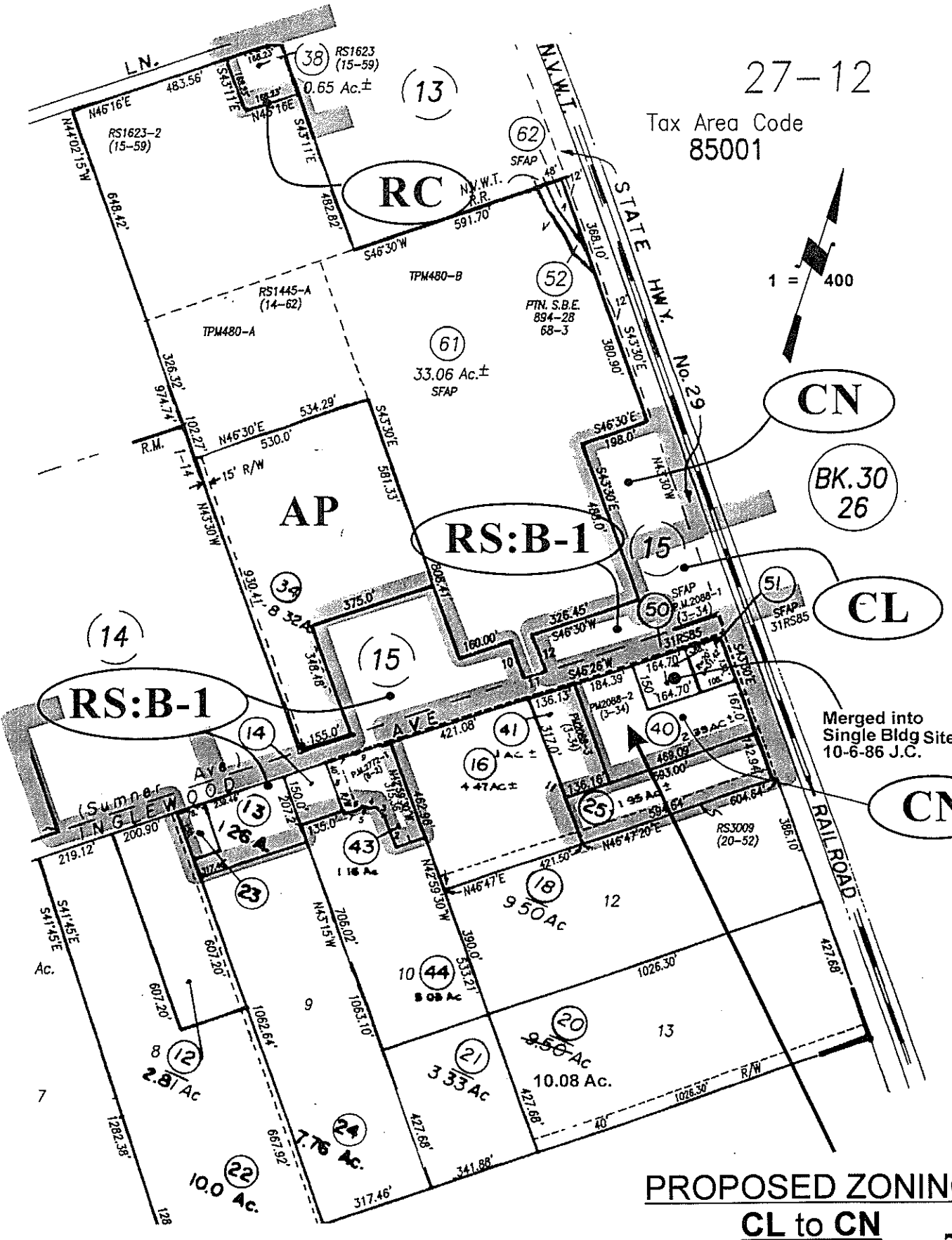
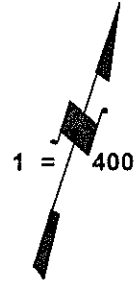


Merged into
Single Bldg Site
10-6-86 J.C.

SMITH / INGLEWOOD VILLAGE

27-12

Tax Area Code
85001



PROPOSED ZONING
CL to CN

75

EXHIBIT A

ORDINANCE NO:

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF NAPA, STATE OF CALIFORNIA,
AMENDING CHAPTER 18.32 OF TITLE 18 OF THE NAPA COUNTY CODE
PERTAINING TO USES PERMITTED UPON GRANT OF A USE PERMIT
WITHIN THE COMMERCIAL NEIGHBORHOOD ZONING DISTRICT**

SECTION 1. Subsections (11), (12) and (13) are hereby added to Section 18.32.030 (A), "Uses permitted upon grant of a use permit", of Chapter 18.32, "CN Commercial Neighborhood District," of Title 18 the Napa County Code to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...

11. Nurseries and garden stores, including outdoor storage of plant materials;
12. Small financial services such as branch banks and automatic teller machines (no drive-through banking).
13. Professional, administrative, executive, financial, real estate, insurance and other general business offices.

SECTION 2. Subsection (B) of Section 18.32.030, "Uses permitted upon grant of a use permit", of Chapter 18.32 "CN Commercial Neighborhood District," of Title 18 the Napa County Code is hereby amended to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...

... B. In the Lake Berryessa and Capell Valley areas, the following additional uses may also be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:

- ~~1. Nurseries and garden supply stores;~~
1. 2. Auto supply stores;
- ~~3. Small financial services such as branch banks and automatic teller machines (no drive-thru banking)~~
- ~~4. Professional, administrative, executive, financial, real estate, insurance and other general business offices;~~
2. 5. Small contractors offices and equipment, boat and material storage yards where all outdoor storage areas shall be screened from public streets and adjacent properties;
3. 6. Restaurants, coffee shops, pizza parlors and cafes (not including drive-thru eating places) with no more than fifty seats on the parcel containing the use.
4. 7. Storage and sales yards associated with hardware stores, and building materials yards, including small ready-mix concrete batching operations, with concrete production that does not exceed three thousand five hundred cubic yards per year, that provide delivery service, and where all outdoor storage areas are screened from public streets and adjacent properties.

SECTION 3. Subsection (C) of Section 18.32.030 "Uses permitted upon grant of a use permit", of Chapter 18.32, "CN Commercial Neighborhood District," of Title 18 the Napa County Code to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...
C. In the Angwin urban residential area, the following additional uses may be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:

1. Auto supply, service, repair, and detail shops;
2. ~~Retail nurseries, including outdoor storage of plant materials;~~
2. ~~3.~~ Awning, cover, upholstery, framing, custom cabinet, and other similar shops when less than two thousand five hundred ft² in size;
3. ~~4.~~ Service businesses such as house cleaners, exterminators, plumbing and floor covering installers, septic tank cleaners, and landscape maintenance businesses; and
4. ~~5.~~ Contractor's offices with incidental outdoor storage.

D. Outdoor display and storage of materials and equipment shall be allowed upon grant of a use permit when incidental to the commercial use of a lot in the CN zone provided that such storage is confined to an area not exceeding three thousand square feet and is situated on the rear half of the lot. The latter limitation shall not apply to the outdoor storage of plant materials at retail nurseries.

E. Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200;

F. Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district.

SECTION 4. This Ordinance shall take effect thirty (30) days after its passage.

SECTION 5. This Ordinance shall be published at least once before the expiration of fifteen (15) days after its passage in the _____, a newspaper of general circulation published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing Ordinance was introduced, read, and a public hearing was held thereon at a regular meeting of the Napa County Conservation, Development and Planning Commission held on the ____ day of _____, 2000 and was thereafter introduced, read and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the ____ day of _____, 2000, by the following vote:

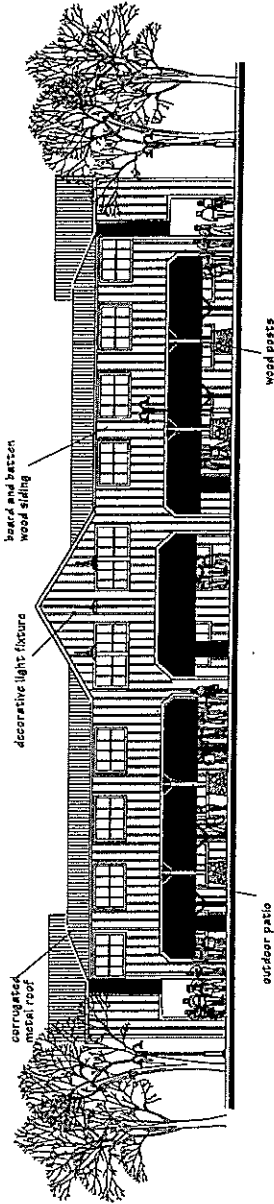
CONDITIONS OF APPROVAL
Inglewood Village Commercial Development (#99077-UP)

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.

MORI / INGLEWOOD VILLAGE



SOUTH ELEVATION

BUILDING C

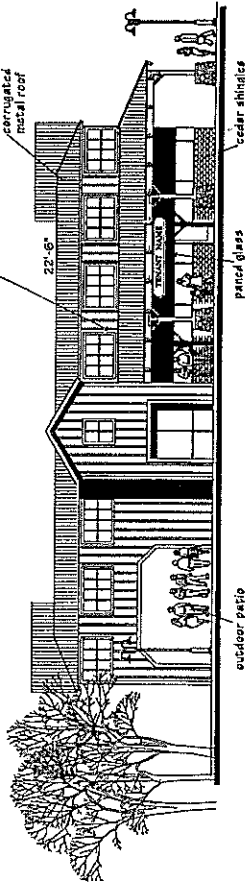
SIGN PROGRAM

ALL SIGNS SHALL BE SUBJECT TO OWNER'S APPROVAL AND SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL ELEVATIONS. SIGNS SHALL BE INDIVIDUALLY IDENTIFIED ON EXTERIOR WALL OR CANOPY AS INDICATED ON THE SIGNAGE SCHEDULE. INTERNALLY ILLUMINATED SIGNS SHALL BE CHANNEL CONSTRUCTION SIGNS TO BE 24" IN HEIGHT. TOTAL SIGN AREA SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH LINEAL FOOT OF STOREFRONT, BUT THE SIGN AREA SHALL NOT EXCEED TWO HUNDRED SQUARE FEET.

SIGN HEIGHT SHALL BE 12" IN SIZE OR COLOR PER TENANT REQUIREMENTS AND SHALL BE REVIEWED BY THE CITY AND ARCHITECT ON A CASE-BY-CASE BASIS. TENANTS WITH MORE THAN ONE FRONT (CONNER STORES) MAY HAVE A SIGN AT EACH FRONT.

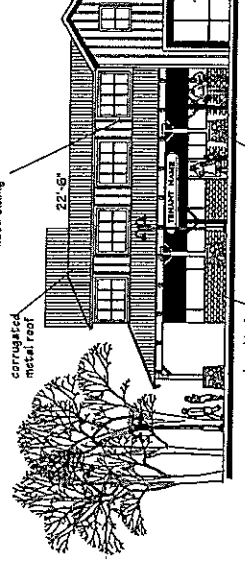
ALL SIGNS SHALL BE INSTALLED WITH WIREWAYS CONCEALED. ALL PENETRATIONS OF THE BUILDING ENVELOPE REQUIRED FOR SIGN INSTALLATION SHALL BE NEATLY SEALED IN A WATER-TIGHT CONDITION.

WHEN ANY SIGN IS REMOVED, TENANT SHALL LEAVE THE BUILDING ENVELOPE IN GOOD CONDITION, NORMAL WEAR AND TEAR EXCEPTED. THE SIGN PATCHES AND REPAIRS TO BLEND WITH THE EXISTING ADJACENT CONDITIONS.



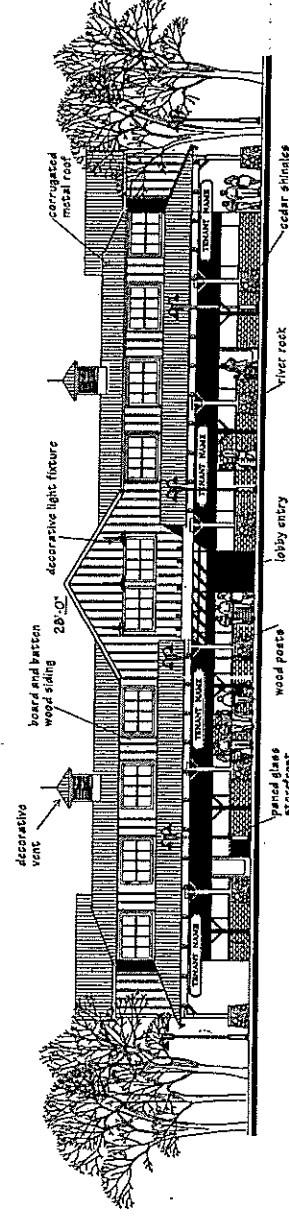
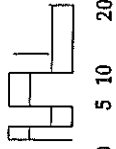
EAST ELEVATION

BUILDING C



WEST ELEVATION

BUILDING C



NORTH ELEVATION

BUILDING C

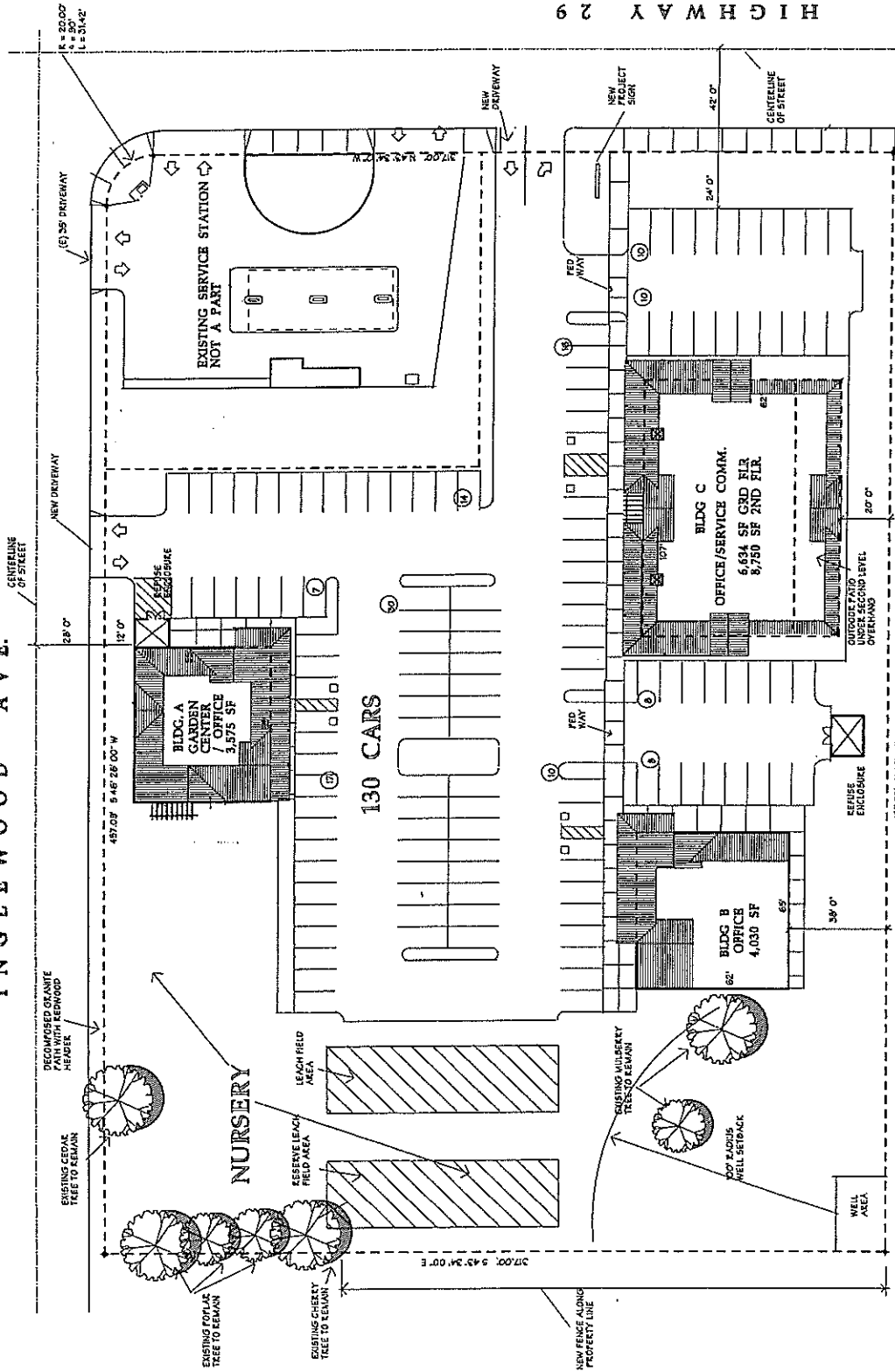
COLOR & MATERIALS SCHEDULE

BOARD AND BATTEN	ACEKIN WILKINS
WOOD SIDING	SW2503 - "DADA BEAR"
WOOD TRUSS WOOD POSTS & TRUSS	BULEE OTHER
ALUMINUM & GLASS STOREFRONT	RAMB - "SHELL WHITE"
CEILING ROCK	DUNK ENHANCED
COLUMN CASE	DE 848 02 - "NIGHT MOVES"
DECORATIVE LIGHT FIXTURE	CUSTOMER STONE
CEILING TRUSS	"EARTH BLEND RIVER ECK"
CORRUGATED METAL ROOF	DELTA LIGHT FUTURE "NIGHT MOVES"
CEDEK SHINGLES	ASTROIDE "CHAMPAGNE"
FLASER	NATURAL STAIN
	LA MARRA
	FRENCH GREY

MORI / INGLEWOOD VILLAGE

INGLEWOOD AVE.

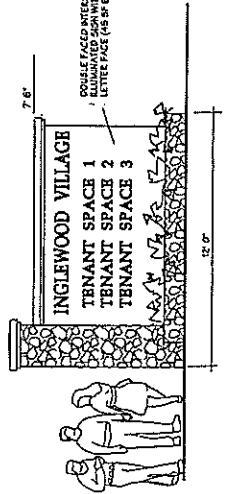
HIGHWAY 29



REF. NORTH



DOUBLE FACED INTERNALLY
ILLUMINATED SIGN WITH CUT
OUT LETTERS (SEE PG. 6-24)



PROJECT SIGN

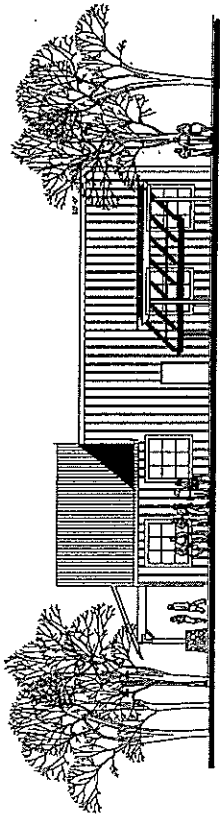
SUMMARY

RETAIL:

22,989 SF AT 1/500SF = 46 STALLS REQUIRED
78 EMPLOYEES = 78 STALLS REQUIRED

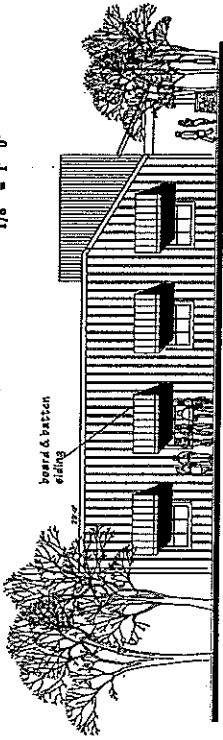
124 STALLS REQUIRED
130 STALLS PROVIDED

MORI / INGLEWOOD VILLAGE



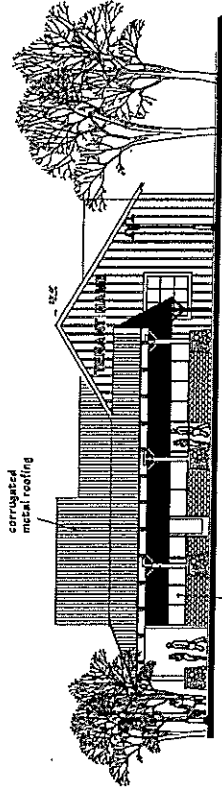
WEST ELEVATION
BUILDING B

1/8" = 1' 0"



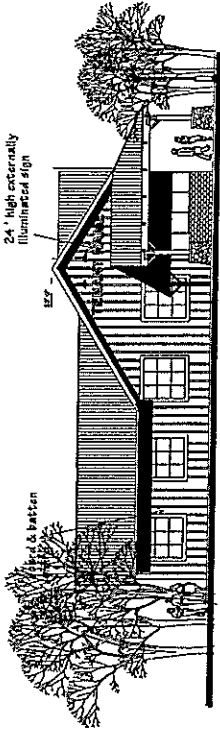
SOUTH ELEVATION
BUILDING B

1/8" = 1' 0"

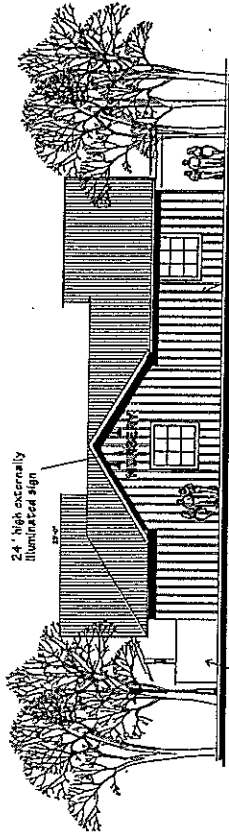


NORTH ELEVATION
BUILDING B

1/8" = 1' 0"

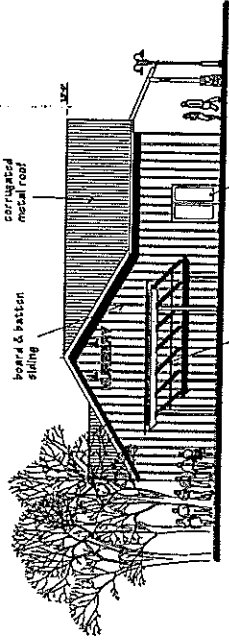


EAST ELEVATION
BUILDING B

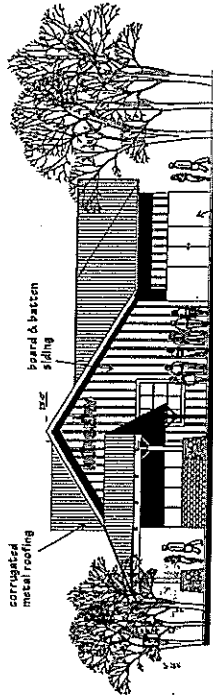


NORTH ELEVATION
BUILDING A

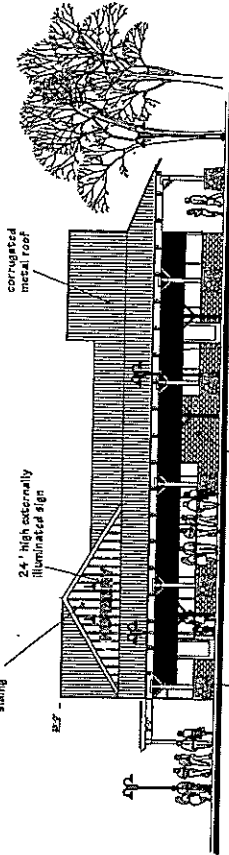
0 5 10 20



WEST ELEVATION
BUILDING A



EAST ELEVATION
BUILDING A



SOUTH ELEVATION
BUILDING A




MEMORANDUM

August 30, 1999

RECEIVED

TO: Napa County Planning Department, Jeff Redding, Director

AUG 31 1999

FROM: Napa County Environmental Management Department,  NAPA CO. CONSERVATION
Christine Secheli, R.E.H.S., Senior Environmental Health Specialist DEVELOPMENT & PLANNING DEPT.

Use Permit Application for Inglewood Village
Located at Inglewood Avenue and Hwy. 29
Assessor Parcel # 27-120-40 and 50
File # 99077-UP

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 installation of the sewage disposal system 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. Plans for the proposed special designed sewage disposal system and/or private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits.
5. That an annual sewage permit be obtained and that the septic system monitoring requirements be fully complied with as required.
6. 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 or an approved sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits.
7. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

8. During the construction/demolition/renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development; unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

9. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

10. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.

cc: The Phillip L. Smith Co., LTD., 318 Diablo Rd., Suite 260, Danville, CA 94526-3421

RECEIVED

SEP 21 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



September 21, 1999

TO: Conservation Development and Planning Department
FROM: Russ Bergholz, Public Works
SUBJECT: Revised Project - Inglewood Village, File #99077-UP, APN: 027-120-040,050

This project revision replaces the proposed retail/restaurant center with a commercial complex consisting of three structures: a 4,000 s.f. office building, two-story 15,384 sf office/service commercial building, a nursery with garden center building of 3,575 sf, and 126 parking spaces.

RECOMMENDED CONDITIONS:

1. The traffic impacts to Hwy 29 are unclear based on the submitted application package. A traffic report is therefore required to investigate the impacts to Hwy 29 and determine the best recommendation for traffic related improvements related to this Use Permit. Upon submittal and review of this report, we will amend this memo to include our final recommendation.
2. Without the above traffic report, it is recommended that all parking access to the site be directed through Inglewood Avenue and the proposed 45' driveway on State Highway 29 be eliminated. The proposed 45' driveway on State Highway 29 is contrary to policy guidelines 2E of the circulation element of the Napa County General Plan "...to minimize the interference caused by side vehicular traffic."
3. 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".
4. The parking lot shown and required by the Planning Commission as a condition to this Use Permit shall have a minimum structural section equivalent of two inches of asphalt concrete over 5 inches of Class 2 Aggregate Base.
5. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

6. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
7. Improvements shall be constructed according to plans prepared by a registered civil engineer which are to be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
8. The applicant must obtain an Encroachment Permit for any work performed within the Napa County Right-of-Way.
9. Applicant shall obtain an Encroachment Permit from Caltrans for any work within the State right of-way

cc: The Phillip L. Smith Co., LTD., 318 Diablo Road, Suite 260, Danville, CA 94526-3421

RECEIVED

SEP 22 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: September 21, 1999

SUBJECT: Inglewood Village Use Permit Comments
Apn: 027-120-050 & 040 99077-UP

Site Address: Inglewood & Highway 29

The Fire Department (NCFD) has reviewed the Inglewood Village Use Permit application to develop a commercial complex consisting of three structures: 4,000 square foot office building, two story 15, 384 square foot office/service commercial building and a 3,575 square foot nursery with garden center building. This will supercede previous use permit #96381 comments date October 6, 1998. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances.
2. All on site fire department apparatus access roads, water mains and fire hydrants shall be installed and operational prior to any combustible materials being brought onto the construction site. All buildings under construction shall comply with article 87 of the California Fire Code with Napa County amendments.
3. Fire department access shall be provided in accordance with article 9 of the California Fire Code with Napa County amendments:
 - a. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 every facility, building or portion of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - b. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

4. Water supplies for fire protection shall be provided by compliance with the 1999 Napa County Fire Code:
 - a. water mains and required fire flow shall be in accordance with Appendix III-A
 - b. Hydrant number and spacing shall be in accordance with Appendix III-B.

5. Built-in fire protection shall be provided by compliance with the 1999 Napa County Fire Code:
 - a. An automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 - c. If a fire pump is required to pressurize the fire protection system it shall be installed and maintained to appropriate NFPA standards.

6. Fire fighter safety and operations measures shall be provided by the following:
 - a. A "Knox" data storage cabinet (model series #1220 or 1300) in accordance with NCFD specifications for on-site storage of building access keys, and hazardous contents information.
 - b. Location of the "Knox" data storage cabinet will be determined during Fire Department plan review.

7. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County (NCFC section 103.1.1) for the following circumstances:
 - a. If the project is designed without direct compliance to the applicable constructions requirements, alternate methods proposals (NCFC section 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection of such proposals.

8. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

9. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

If there are any questions please do not hesitate to contact Barbara Easter at 707-963-3601 ext. 129 (Monday – Thursday).

Bryon J. Carniglia
Fire Chief

By: *Barbara A. Easter*

Barbara Easter
County Fire Inspector

BJC/be/be
CC: Applicant, D-1404 Loveless,
B-1414 Barclay, CFM Files, Chron

Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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<p><i>Impact 4.1-5 Consistency with the Napa County General Plan</i></p> <p>The project is not consistent with every policy of the Napa County general Plan. This inconsistency would result in significant environmental impacts; therefore this would be a significant impact.</p>	S	Same as Mitigation Measure 4.2-3.	LTS
<p><i>Impact 4.1-6 Consistency with the Napa County Zoning Ordinance</i></p> <p>Assuming that the proposed amendment is approved, the Inglewood Village project would be in conformance with the Napa County Zoning Ordinance.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.1-7 Growth Inducing Impacts</i></p> <p>The project would not remove obstacles to growth, set a precedent allowing additional growth, or produce economic effects that would lead to growth.</p>	LTS	No mitigation would be required.	LTS
<p>Traffic</p>			
<p><i>Impact 4.2-1 Project Impacts at Intersections</i></p> <p>Project trips would add more than one percent to stop-sign controlled intersection approaches already operating at LOS E – F.</p>	S	The project applicant shall be responsible for contributing a proportional share of the costs of installing a traffic signal at the State Route 29 / Zinfandel Lane intersection.	S
<p><i>Impact 4.2-2 Project Impacts Along State Route 29</i></p> <p>Project trips would add more than one percent to peak northbound direction traffic flows on State Route 29 and these flows are already operating in the LOS E - F range.</p>	S	No feasible mitigation would be available to lessen impacts along State Route 29.	S
<p><i>Impact 4.2-3 State Route 29 Site Access</i></p> <p>Traffic in / out of the proposed project's State Route 29 driveway could conflict with through traffic flows on State Route 29.</p>	S	The project applicant shall be responsible for designing and implementing a two-way-left-turn-lane (TWLTL) along the proposed project's State Route 29 frontage with appropriate transitions to the south, consistent with Caltrans requirements.	LTS



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

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED
AUG 24 1999
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Division
APPLICATION TITLE: Inglewood Village FILE #: 99077-UP
RESPONSE REQUEST DATE: 8-23-99 RESPONSE RETURN DATE: 9-6-99
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, PLUMBING, ELECTRICAL, MECHANICAL

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 NOTED IN ITEM NO. 1 ABOVE

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: [Signature] Telephone: 253-4416

Response Prepared by: GARY W. BRENNEN

Title: BUILDING CODES ADMIN.

Date: 8-24-99



**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact <i>(SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)</i>	Signif Before Mit.	Mitigation	Signif After Mit
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<p><i>Impact 4.8-4 Police Protection</i></p> <p>No increase in police service would be necessary.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.8-5 Hazardous Substances</i></p> <p>An underground storage tank might be located on the project site, which would need to be removed.</p>	S	<p>a) Prior to the issuance of grading permits, the location of the UST on APN 027-120-050 should be identified and removed. This would need to be done in coordination with the Napa County Department of Environmental Management. Soil testing should be conducted at this time, and if contaminants are discovered, a remedial plan would need to be developed and implemented in accordance with the Department of Environmental Management. Note that because of existing uses on this parcel, it would be infeasible and impractical to implement this mitigation at an earlier date.</p> <p>b) 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.</p>	LTS

Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.8-2 Wastewater Service</i></p> <p>The project's proposed leachfield system could fail if not properly monitored.</p>	<p>S</p>	<ul style="list-style-type: none"> • A permit for the installation of a sewage disposal system must be secured from the Department of Environmental Management prior to issuance of a building permit. • The use of the drain field (leachfield) 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. • Plans for the proposed special designated sewage disposal system and/or private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits. The final size of the leachfield area would be determined based on the expected number of employees of the project. • An annual sewage permit be obtained and that septic system monitoring requirements be fully complied with. • An agreement to grant a sewage easement or an approve sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits, since the proposed sewage system is to be installed on a separate parcel than some buildings it would serve. 	<p>LTS</p>
<p><i>Impact 4.8-3 Fire Protection</i></p> <p>The project would not substantially affect the Napa County Fire Department.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>

**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
		<p>If the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	
Public Services			
<p><i>Impact 4.8-1 Water Service Impacts</i></p> <p>The proposed on-site well would provide sufficient domestic and landscaping water for the project. However, the on-site well would not provide sufficient fireflow supply.</p>	<p>S</p>	<ul style="list-style-type: none"> • The applicant would be required to provide fire flow to all portions of the project site, in accordance with Appendix III-A of the 1999 Napa County Fire Code. This could either be supplied by: <ul style="list-style-type: none"> ▫ The City of St. Helena system, provided that a Private Fire Service Agreement can be agreed upon that would allow the use of emergency fire flow to both parcels of the project, or ▫ Construction of a water tank sufficient to meet fire flow requirements. In this case, secondary impacts would occur, primarily visual. Additional mitigation to reduce secondary impacts would be to select neutral color that would blend in with the surrounding landscape, and the planting of screen trees and vegetation around the water tank. 	<p>LTS</p>

Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
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		<p>When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center.²</p> <ul style="list-style-type: none"> In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per <i>State CEQA Guidelines</i> 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine no investigation of the cause of death is required, and (B) the coroner determines the remains to be Native American. The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	
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² This is discussed in more detail in Section 15126.4(b)(3)(C) and (D) of the *CEQA Guidelines*.

Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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Cultural Resources			
<p><i>Impact 4.7-1 Potential Disturbance of Unknown or Hidden Cultural Resources</i></p> <p>Construction could disturb currently unknown cultural resources.</p>	<p>S</p>	<ul style="list-style-type: none"> If cultural deposits are encountered at any location, halt construction in the vicinity and consult a qualified archeologist and the Native American community. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the finds and a course of action acceptable to all concerned parties should be adopted. <p>If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished (but not limited to) 1) Planning construction to avoid archeological sites; 2) Incorporation of sites within parks, greenspace, or other open space; 3) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; 4) Deeding the site into a permanent conservation easement.¹</p>	<p>LTS</p>

¹ This is discussed in more detail in Section 15126.4(b)(3)(B) of the *CEQA Guidelines*.

**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact <i>(SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)</i>	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.6-3 View from Inglewood Avenue looking East (Viewpoint 3)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.6-4 Light and Glare</i></p> <p>Nighttime lighting could dominate the surrounding area. This would be a potentially significant impact.</p>	S	<ul style="list-style-type: none"> • Shield or focus outdoor night lighting downward. • Recess lighting elements within fixtures to prevent glare. • Conceal lights to avoid glare and avoid placing lights too close to objects to prevent reflected glare. • Avoid high-angle high-candela distribution. • Select lighting fixtures which can be shielded after installation, if a problem is identified. 	LTS

**Exhibit 2.2-1 (continued)
Summary of Findings**

Impact <i>(SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)</i>	Signif Before Mit.	Mitigation	Signif After Mit
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Hydrology			
<p><i>Impact 4.5-1 Drainage</i></p> <p>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.</p>	<p>S</p>	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ▫ 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. 	<p>LTS</p>
Aesthetics and Visual Impacts			
<p><i>Impact 4.6-1 View from Southbound State Route 29 / Wine Train looking Southwest (Viewpoint 1)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>
<p><i>Impact 4.6-2 View from Northbound State Route 29 / Wine Train looking Northwest (Viewpoint 2)</i></p> <p>Visual conditions would change, but this would be a less-than-significant impact.</p>	<p>LTS</p>	<p>No mitigation would be required.</p>	<p>LTS</p>

Exhibit 2.2-1 (continued)
 Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
<p><i>Impact 4.4-4 Construction Noise Impacts</i></p> <p>Construction activities would generate substantial noise at land uses adjacent to the project site.</p>	<p>S</p>	<p>Use permit approval shall be conditioned upon incorporation of the following measures:</p> <ul style="list-style-type: none"> • Demolition and/or construction activities should be limited to non-holiday, daytime hours between 7:00 AM and 5:00 PM • Construct any property fences or walls adjacent to noise-sensitive land uses during the earlier phases of construction. • All internal combustion engines for construction equipment used on the site should be properly muffled and maintained. • All stationary noise-generating equipment, such as air compressors and portable power generators, should be located as far away as possible from businesses, residences or noise-sensitive land uses. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Businesses, residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. • Designate a disturbance coordinator, responsible for responding to complaints about construction noise. The name and telephone number of the disturbance coordinator shall be posted at the construction site and made available to businesses, residences or noise-sensitive land uses adjacent to the construction site. 	<p>LTS</p>

**Exhibit 2.2-7 (continued)
Summary of Findings**

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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		<p>Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).</p> <ul style="list-style-type: none"> • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 miles per hour. • Replant vegetation in disturbed areas as quickly as possible. • Suspend any activities that cause visible dust plumes, which cannot be controlled by watering. • Install wheel washers for all exiting trucks. • Designate a disturbance coordinator, responsible for ensuring that dust control measures are implemented and responding to any complaints regarding construction air quality issues. 	
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Exhibit 2.2-1 (continued)
Summary of Findings

Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit
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<p><i>Impact 4.3-3 Cumulative Air Quality Impacts</i></p> <p>Development of the project site as proposed would be consistent with the Bay Area 1997 Clean Air Plan.</p>	LTS	No mitigation would be required.	LTS
<p><i>Impact 4.3-4 Short-Term Construction Impacts</i></p> <p>Dust generation during construction periods would cause potential health and nuisance impacts to adjacent land uses. Although temporary, this would be a significant impact.</p>	S	<p>Use permit approval shall be conditioned upon incorporation of the following measures into the project:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. Dust-proof chutes shall be used as appropriate to load debris onto trucks during demolition. • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. 	LTS

**Exhibit 2.2-1 (continued)
Summary of Findings**


Impact (SU = Significant Unavoidable, S = Significant, PS = Potentially Significant, LTS = Less than Significant)	Signif Before Mit.	Mitigation	Signif After Mit.
Impact 4.2-4 Parking Impacts The proposed project would not create any significant impacts on parking conditions.	LTS	No mitigation would be required.	LTS
Impact 4.2-5 Bicycle / Pedestrian Impacts The proposed project would not be expected to generate much bicycle / pedestrian traffic in the area. The proposed project's impact on bicycle / pedestrian circulation would be less-than-significant.	LTS	No mitigation would be required.	LTS
Impact 4.2-6 Cumulative Traffic Impacts at Study Intersections Cumulative traffic growth along State Route 29 would result in increased delays for vehicles at study intersections.	S	(a) Same as Impact 4.6-1 (the project applicant shall be responsible for contributing a proportional share of the costs of installing a traffic signal at the State Route 29 / Zinfandel Lane intersection.). (b) City of St. Helena shall implement roadway improvements identified in the City of St. Helena 1993 General Plan.	S
Impact 4.2-7 Cumulative Traffic Impacts Along State Route 29 Cumulative traffic growth would add 45-50 percent to traffic flows on State Route 29 and these flows are already operating in the LOS E to F range.	S	No feasible mitigation would be available.	S
Air Quality			
Impact 4.3-1 Carbon Monoxide Concentrations Implementation of the proposed project would add to concentrations of carbon monoxide along streets and near intersections providing access to the project site.	LTS	No mitigation would be required.	LTS
Impact 4.3-2 Regional Air Quality Impacts Development of the project site as proposed would result in increased regional emissions of pollutants.	LTS	No mitigation would be required.	LTS

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



September 10, 1997

TO: Wyntriss Balcher, CDPD

FROM: Myke Praul, Public Works 

SUBJECT: Inglewood Village Retail Center - Phase I Water Study

I have reviewed the above referenced phase one water availability analysis submitted by Napa Valley Vineyard Engineering. The proposed project currently has a connection to the City of St. Helena water system and they have agreed to supply about 2 acre-feet per year to the site. The balance of the projected water demand of 6.5 acre-feet is to be supplied by a new well constructed on-site. This area has historically been a groundwater sensitive area. I recommend that the applicant conduct a phase two water availability analysis by constructing the proposed project well and measuring the impact project water supply will have on neighboring static water levels. Thank you for the opportunity to comment on this proposed project.

Mike,

I checked records in Environmental Management regarding wells (this would be indicated on plans for septic systems usually) and did not find an existing well on their plans.

In the applications for use permit for the nursery, the property owner/developer indicated that the St. Helena Enterprise would provided water for the nursery project.

Trippi, Sean

From: Kelly Wheaton [a4est42@napanet.net]
Sent: Thursday, December 09, 2004 2:56 PM
To: Trippi, Sean; Phil Smith
Subject: Re: Inglewood Village

Sean, Planning Commissioners et. al.,

We would appreciate the following conditions be included in the approval of the Inglewood Village Use Permit Modification #P04-0428-MOD

- 1) As per original Use permit evergreen screening (or continuation of wall) between project and adjacent residence extend an additional 65 feet to the 20 foot setback from Inglewood Ave. (The Wall originally ended at 85 feet because of existing Cherry and poplar trees which were removed during rough grading, eliminating existing screening)
- 2) Hours of operation be limited to 7 AM to 7 PM Mon-Fri and 9 AM to 5 PM Sat & Sun.
- 3) No Street parking be allowed along Inglewood due to narrow roadway and safety concerns. Curb painted red and marked "No Parking."
- 4) Originally, Inglewood Village and neighbors reached agreement for a crushed granite pathway in lieu of sidewalk along Inglewood Ave in keeping with the rural area. Public Works required a paved sidewalk. Given that the nursery has been replaced with vineyard we request that the sidewalk adjacent vineyard be a crushed granite pathway. Concrete Sidewalk would remain adjacent Office Building.

Thank you,

Michael & Kelly Wheaton
1335 Inglewood Ave.
Saint Helena, CA 94574

grey

INTER-OFFICE MEMO
PLANNING DIVISION



TO: Mary Jean McLaughlin, Clerk of the Board of Supervisors

FROM: Michael Miller, Deputy Planning Director

SUBJECT: Zoning Ordinance Text Amendment, "Commercial Neighborhood"
File No. 00249-ORD

Rezoning, "CL" to "CN" of Assessor's Parcels No. 027-120-040 and ~~050~~
File No. 00255-RZG - 063

DATE: January 25, 2001

On January 17, 2001, the Conservation, Development & Planning Department held noticed public hearings on each of the above items. The Ordinance change was noticed by publication of a display advertisement in the Napa Register in view of its potential application to the entire County. The Rezoning was noticed by transmittal of the agenda language to all property owners within 300 ft. of the boundaries of the rezoned parcels.

The proposed Ordinance change removes the geographic limitation (Angwin and Berryessa) on certain uses of the District (nurseries and garden stores, small financial services, professional, administrative, executive, financial, real estate, insurance, and other general business offices) so that they can be approved with a use permit anywhere in the Commercial Neighborhood District. The rezoning of the Inglewood Village parcels will allow the proposed commercial construction, approved by the Commission contingent on the rezoning, to develop a number of these allowable land uses.

Conservation, Development and Planning Commission Resolution No. 01-1 recommends, by unanimous vote, that the Board **APPROVE** the proposed ordinance revision and of the proposed rezoning. Department project planner Wynntress Balcher or the undersigned can answer any questions you may have.


Michael Miller

cc. Wynntress Balcher
Jeffrey Redding, Director

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent data collection practices and the use of advanced analytical techniques to derive meaningful insights from the data.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and processing, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and privacy. It provides strategies to mitigate these risks and ensure that the data remains reliable and secure throughout its lifecycle.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It stresses the importance of a data-driven approach in decision-making and the need for continuous monitoring and improvement of data management processes.

ATTACHMENT #1

RESOLUTION NO. 01-01

**A RESOLUTION OF THE CONSERVATION, DEVELOPMENT AND PLANNING
COMMISSION OF THE COUNTY OF NAPA, STATE OF CALIFORNIA,
RECOMMENDING THAT THE BOARD OF SUPERVISORS
APPROVE CERTAIN AMENDMENTS TO SECTION 18.32.030 OF THE NAPA COUNTY
ZONING ORDINANCE (TITLE 18) PERTAINING TO USES PERMITTED IN THE
COMMERCIAL NEIGHBORHOOD ZONING DISTRICT AND REZONE CERTAIN PARCELS
FROM COMMERCIAL LIMITED TO COMMERCIAL NEIGHBORHOOD**

.....

WHEREAS, The Phillip L. Smith Company has requested an amendment (File #99079-ORD) to the text of the Commercial (CL) Zoning District (Section 18.28.030) of the Napa County Code to amend the CL Commercial Limited District of the Napa County Zoning Ordinance, Section 18.28.030, "Uses permitted upon grant of a use permit", to add "professional, executive, financial, real estate, and insurance offices"; and, to add "retail nursery or garden supply stores"; and

WHEREAS, the Conservation, Development and Planning Commission (hereinafter "Commission") conducted an advertised public hearing on October 18, 2000, for the purpose of receiving public testimony on the aforementioned zoning ordinance text amendment, and

WHEREAS, the Commission generally expressed support of the consistency of the proposed uses in the Commercial Limited Zoning district, there were expressed concerns regarding the compatibility of the new uses in all of the 58 parcels zone Commercial Limited and thus, continued the hearing to November 15, 2000, requesting staff revise the proposed amendment with geographic and use limitations; and,

WHEREAS, based upon Staff's recommendation, the Commission found that the proposed uses would be better suited to the Commercial Neighborhood Zoning district, providing residents with commercial services for day-to-day needs in the immediate community; and that to rezone the project site to the amended Commercial Neighborhood would allow the development project to go forward; and,

WHEREAS, the hearing was continued to December 20, 2000 and to January 17, 2001, to allow preparation of the Negative Declaration and to allow appropriate public noticing ; and,

WHEREAS, on January 17, 2001, the Commission considered the new Zoning Ordinance Text Amendment (#00249-ORD) to amend the Commercial Neighborhood zoning district Section 18.32.030 to add: Specialty-plants nurseries and garden stores, including outdoor storage of plant materials; Professional, administrative, executive, financial, real estate, insurance and other general business offices designed primarily to serve the tourist, vacationer and highway traveler with needed uses and services and a Rezoning Request (#00255-RZG) to rezone Parcel 027-120-40 and 50 from Commercial Limited to the amended Commercial Neighborhood Zoning district; and,

WHEREAS, on the basis of its review of zoning ordinance text amendment #00249-ORD proposal, the Commission has determined that the proposed text amendment is consistent with the General Plan and with the intent of the Commercial Limited Zoning District; and,

WHEREAS, the Commission has read and considered the Negative Declaration prepared for the Zoning Ordinance Text Amendment #00249-ORD and Rezoning Request #00255-RZG, and has found that the Negative Declaration is based on independent judgment prior to making recommendation on said Negative Declaration and the proposed amendments to the Napa County Code of Ordinances and the proposed rezoning; and,

NOW, THEREFORE, BE IT RESOLVED, the Commission recommends that the Board of Supervisors adopt the Negative Declaration for the proposed amendment and rezoning; and that the Board of Supervisors approve the Zoning Code Text Amendment #99079-ORD as outlined in Exhibit A and recommends that the Board of Supervisors approve the Rezoning Request #00255-RZG as outlined in Exhibit B.

The foregoing resolution was duly and regularly adopted at a regular meeting of the Conservation, Development and Planning Commission of the County of Napa, State of California, held on the 17th day of January 2001, by the following vote:

AYES	Commissioners	<u>Graves, Schoenke, Holzauer, King</u>
NOES	Commissioners	_____
ABSENT:	Commissioners	<u>Beutler</u>

ATTEST:

JEFFREY REDDING
Secretary - Director

MARY JEAN MCLAUGHLIN
Clerk of the Commission

By: _____

EXHIBIT A

ORDINANCE NO.

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF NAPA, STATE OF CALIFORNIA,
AMENDING CHAPTER 18.32 OF TITLE 18 OF THE NAPA COUNTY CODE
PERTAINING TO USES PERMITTED UPON GRANT OF A USE PERMIT
WITHIN THE COMMERCIAL NEIGHBORHOOD ZONING DISTRICT**

SECTION 1. Subsections (11), (12) and (13) are hereby added to Section 18.32.030 (A), "Uses permitted upon grant of a use permit", of Chapter 18.32, "CN Commercial Neighborhood District," of Title 18 the Napa County Code to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...

11. Nurseries and garden stores, including outdoor storage of plant materials;
12. Small financial services such as branch banks and automatic teller machines (no drive-through banking).
13. Professional, administrative, executive, financial, real estate, insurance and other general business offices.

SECTION 2. Subsection (B) of Section 18.32.030, "Uses permitted upon grant of a use permit", of Chapter 18.32 "CN Commercial Neighborhood District," of Title 18 the Napa County Code is hereby amended to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...

... B. In the Lake Berryessa and Capell Valley areas, the following additional uses may also be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:

- ~~1. Nurseries and garden supply stores;~~
1. 2. Auto supply stores;
- ~~3. Small financial services such as branch banks and automatic teller machines (no drive-thru banking)~~
- ~~4. Professional, administrative, executive, financial, real estate, insurance and other general business offices;~~
2. 5. Small contractors offices and equipment, boat and material storage yards where all outdoor storage areas shall be screened from public streets and adjacent properties;

3. 6. Restaurants, coffee shops, pizza parlors and cafes (not including drive-thru eating places) with no more than fifty seats on the parcel containing the use.

4. 7. Storage and sales yards associated with hardware stores, and building materials yards, including small ready-mix concrete batching operations, with concrete production that does not exceed three thousand five hundred cubic yards per year, that provide delivery service, and where all outdoor storage areas are screened from public streets and adjacent properties.

SECTION 3. Subsection (C) of Section 18.32.030 "Uses permitted upon grant of a use permit", of Chapter 18.32, "CN Commercial Neighborhood District," of Title 18 the Napa County Code to read in full as follows:

18.32.030 Uses permitted upon grant of a use permit.

...
C. In the Angwin urban residential area, the following additional uses may be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:

1. Auto supply, service, repair, and detail shops;
- ~~2. Retail nurseries, including outdoor storage of plant materials;~~
2. 3- Awning, cover, upholstery, framing, custom cabinet, and other similar shops when less than two thousand five hundred ft² in size;
3. 4- Service businesses such as house cleaners, exterminators, plumbing and floor covering installers, septic tank cleaners, and landscape maintenance businesses; and
4. 5- Contractor's offices with incidental outdoor storage.

D. Outdoor display and storage of materials and equipment shall be allowed upon grant of a use permit when incidental to the commercial use of a lot in the CN zone provided that such storage is confined to an area not exceeding three thousand square feet and is situated on the rear half of the lot. The latter limitation shall not apply to the outdoor storage of plant materials at retail nurseries.

E. Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200;

F. Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district.

SECTION 4. This Ordinance shall take effect thirty (30) days after its passage.

SECTION 5. This Ordinance shall be published at least once before the expiration of fifteen (15) days after its passage in the _____, a newspaper of general circulation published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing Ordinance was introduced, read, and a public hearing was held thereon at a regular meeting of the Napa County Conservation, Development and Planning Commission held on the ____ day of _____, 2000 and was thereafter introduced, read and passed at a regular

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2.

3.

EXHIBIT B

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, REZONING A CERTAIN PARCELS FROM THE COMMERCIAL LIMITED (CL) ZONE TO THE COMMERCIAL NEIGHBORHOOD (CN) ZONE

(Rezoning Application #00255-RZG)

The Board of Supervisors of the County of Napa ordains as follows:

SECTION 1. Parcel 027-150-040, which is also shown in Exhibit "A", is rezoned and included in the Commercial Neighborhood (CN) Zoning District in its entirety:

SECTION 2. The following portion of APN: 027-150-050, which is also shown on Exhibit "C", is rezoned and included in the Commercial Neighborhood (CN) Zoning District.

SECTION 5. The Ordinance shall take effect thirty (30) days after its passage.

SECTION 6. This Ordinance shall be published at least once before the expiration of fifteen (15) days after its passage in the _____, a newspaper of general circulation published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing Ordinance was introduced, read, and a public hearing was held thereon at a regular meeting of the Napa County Conservation, Development and Planning

Commission held on the ____ day of _____, 1993 and was thereafter introduced, read and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the ____ day of _____, 1993, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSENT: SUPERVISORS _____

MIKE RIPPEY, Chairman
Board of Supervisors

ATTEST:

MARY JEAN MCLAUGHLIN
Clerk of the Board
APPROVED AS TO FORM

Office of County Counsel
By:
