



A Tradition of Stewardship  
A Commitment to Service

Planning Commission Mtg.

MAY 06 2015

Agenda Item # 9C

Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

## MEMORANDUM

To: John McDowell, Deputy Planning Director  
From: Kim Withrow, Environmental Health Supervisor *KW*

Date: April 23, 2015  
Re: The Wright Corner, 4370 Old Sonoma Highway  
Assessor Parcel # 047-110-017  
Permit# P14-00022

Environmental Health Division staff has reviewed an application to modify an existing use permit to allow a bike/transportation facility and an art studio as described in application materials. There is an existing septic system that served the furniture store approved by use permit U348283.

### Prior to building permit approval:

1. An inspection of the existing alternative sewage treatment system must be performed by a licensed sewage contractor and a report submitted to this Division for review and approval.
2. The applicant will be required to provide results of a yield test conducted on the existing well within the last 5 years. Additionally, a water system declaration must be reviewed, signed and submitted to this division before a building permit will be issued.

### During construction and/or prior to final occupancy being granted:

3. During the construction, demolition, or 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.

### Upon final occupancy and thereafter:

4. An annual alternative sewage treatment system operating permit must be obtained from this Division. The alternative sewage treatment system must be operated by a service provider and maintained in accordance with Napa County Code.

5. Prepackaged food offered for sale must not be potentially hazardous and the display and storage area must not be greater than 25 square feet (floor area) or a food and water supply permit from this Division will be required.
6. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time.
7. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
8. All picnic lunches must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

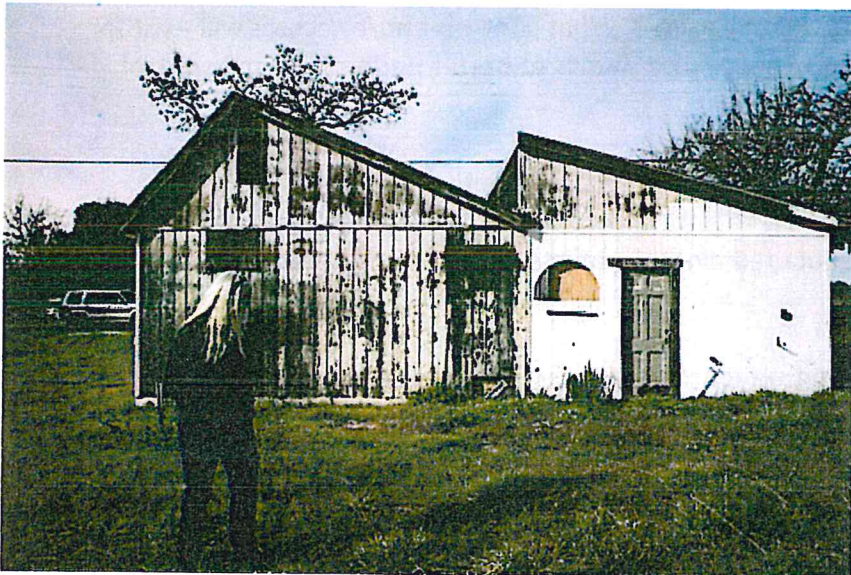
Is it possible to share these for the Wednesday meeting?



Planning Commission Mtg.

MAY 06 2015

Agenda Item # 9C



May 4, 2015

County of Napa Planning Commission  
1195 Third Street  
Napa, CA 94559

Planning Commission Mtg.

MAY 06 2015

Agenda Item # 9C

RE: Wright's Corner – Agenda Item 9C

Dear Chair Phillips and Planning Commissioners,

I am very pleased to see Wright's corner converted from an eyesore to a productive commercial use consistent with county zoning & building codes. The request for a bike rental & shop is a very appropriate use at this site as many local and regional recreation bike riders use Old Sonoma Road throughout the year. I do wish the applicants success in their venture. My questions and concerns are focused on parking and access.

The site plan indicates 4 parking spaces at the corner of Old Sonoma Highway and Old Sonoma Road with arrows indicating a right-turn into the property from Old Sonoma Road and a right turn only exit onto Old Sonoma Road.

How is this right exit only going to be controlled? Will there also be access in/out from Old Sonoma Highway as well? I can easily see someone approaching the site only to miss the 1<sup>st</sup> parking entrance. Do they do a U-turn on OSR? Site plan does not indicate access to the 4 parking spaces adjacent to the Transportation Facility? What controls and/or access will exist for the future parking? Overall, the site plan needs more details to better understand and control traffic.

While traffic is light on both roads, Old Sonoma Road has significantly higher volumes at significantly higher speeds. My suggestion is to limit access to one place on Old Sonoma Road and one on Old Sonoma Highway to reduce/eliminate conflicts, confusion, and potential accidents.

According to the staff report the 'normal' parking standards would require 14 spaces but the applicant is allowed to only designate 8 [with a potential for overflow on site.]

The applicant anticipates most bike renters to walk or take hotel vans or taxis. [Note: The Carneros Inn rents 10 bikes to their guests.] How will locals or other visitors use this bike rental facility? With no street parking, I would expect many will leave their cars on premise for an extended period of time. The 8 spaces will quickly fill up. Why not create the overflow/future parking, possibly in a dirt/gravel condition initially, to store the cars for long time renters.

In addition, many bike riders passing thru this area may eagerly take advantage of the packaged food and drinks available as an alternative to Browns Valley Market. Will there be seating areas available for them?

Thanks and regards,

Eve Kahn

3485 Twin Oaks Ct. Napa, CA 94558

## McDowell, John

---

**From:** Eve Kahn <evekahn@juno.com>  
**Sent:** Tuesday, May 05, 2015 8:53 AM  
**To:** McDowell, John  
**Cc:** heather@vinehillranch.com; tkscottco@aol.com; anne.cottrell@lucene.com; mattpope384@gmail.com; napacommissioner@yahoo.com  
**Subject:** Wright's Corner  
**Attachments:** Wright's Corner PC 5-4-15.docx

I know you have many items on your agenda and Wright's Corner is the last one. So I'm sending in my comments ahead of meeting in case I don't get there. Thanks for your consideration.

Regards, Eve

---

### Old School Yearbook Pics

View Class Yearbooks Online Free. Search by School & Year. Look Now!  
[classmates.com](http://classmates.com)



MAY 06 2015

Agenda Item # 9C

within the County's existing cities and town and urbanized areas designated on the Land Use Map.

Policy AG/LU-24: Commercial uses will be grouped in areas outside of those designated for agricultural uses in the General Plan (subject to exceptions contained in Policies AG/LU-43 through 45 of this General Plan).

Policy AG/LU-25: The County opposes the creation of new special districts planned to accommodate new residential developments outside existing urbanized areas, except as specified in the Housing Element.

Policy AG/LU-26: The County will discourage proposed urban developments which require urban services outside of existing urbanized areas. However, nothing in this Agricultural Preservation and Land Use Element is intended to preclude the construction of a single-family residence, on an existing, vacant, legal parcel of land in compliance with adopted County ordinances and other applicable regulations, except on designated park land. Pursuant to State law, small child care centers are considered residential uses. Where maximum dwelling unit densities are specified in this General Plan, the population density is determined by multiplying the allowable number of dwelling units times the average persons per household in the unincorporated County as determined by the most recent U.S. Census.

Policy AG/LU-27: For the purposes of this General Plan, the terms "urbanized" or "urbanizing" shall include the subdivision, use, or development of any parcel of land for non-agricultural purposes. Engaging in nature-based recreation or agriculturally compatible uses that are permitted in the applicable zoning district without the issuance of a use permit, such as development of one single-family house and/or second unit on an existing legal lot, shall not be considered urbanizing.

Policy AG/LU-28: Consistent with the County's longstanding commitment to urban-centered growth, new multi-family housing and other urban uses shall be directed to the incorporated cities and town and urbanized areas of Napa County.

Policy AG/LU-29: Governmental uses and public utility uses shall be permitted in appropriate locations. Only those new governmental and public utility uses which specifically implement programs mandated by the state or federal government shall be permitted in non-urban areas. On parcels which are designated Agricultural Resource or Agriculture, Watershed and Open Space on the Napa County Land Use Map, governmental uses and public utility uses existing as of 1983 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities and meeting additional demonstrated public needs to the extent permitted by law.

## RESIDENTIAL LAND USES

Policy AG/LU-30: The County shall use a variety of strategies to address its long-term housing needs and to meet the state and regional housing requirements in its cyclical updates of the Housing Element. In addition to working with the state and ABAG to reduce the County's regional allocation, these strategies shall include:



Policy AG/LU-42: County review of non-residential development proposals shall address the balance of job creation and the availability of affordable housing.

Policy AG/LU-43: Lands along the west bank of the Napa River south of the City of Napa and specific urban areas within four miles of the high water mark of Lake Berryessa are appropriate areas for marine commercial zoning and development.

Action Item AG/LU 43.1: Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowite Corners, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.

Policy AG/LU-44: For parcels fronting upon the west side of the Napa River south of the City of Napa which are designated Agriculture, Watershed, and Open Space or Agricultural Resource on the Land Use Map of this General Plan which have commercial zoning, additional commercial development will be allowed as follows:

- All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities.
- 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.

Policy AG/LU-45: All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses and mixed residential-commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial. With respect to Policies AG/LU-44 and 45, due to the small numbers 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 activities or the agricultural and open space character of the surrounding area, such limited development will not be detrimental to Agriculture, Watershed or Open Space policies of the General Plan. Therefore such development is consistent with all of the goals and policies of the General Plan.

Pursuant to Measure D (1998), existing restaurants qualifying under this policy that are currently located within a commercial zoning district shall be allowed to increase the number of seats accommodated within existing buildings and/or facilities on any parcel designated as a historic restaurant combination zoning district. Due to the small number of such restaurants, limited seating expansions within existing commercial buildings and facilities will not be detrimental to the Agricultural, Watershed and Open Space policies of the General Plan. (See Policy AG/LU-133)

Pursuant to Measure K (2008), a parcel which is zoned as an agricultural produce stand may be allowed to establish accessory delicatessen, outdoor barbeque and wine tasting uses. (See Policy AG/LU-136)





FOR NC PC

RE:

5/6/16

WRIGHTS CORNER

From GEOFF ELLSWORTH

Planning Commission Mtg.

napunvoice@gmail.com

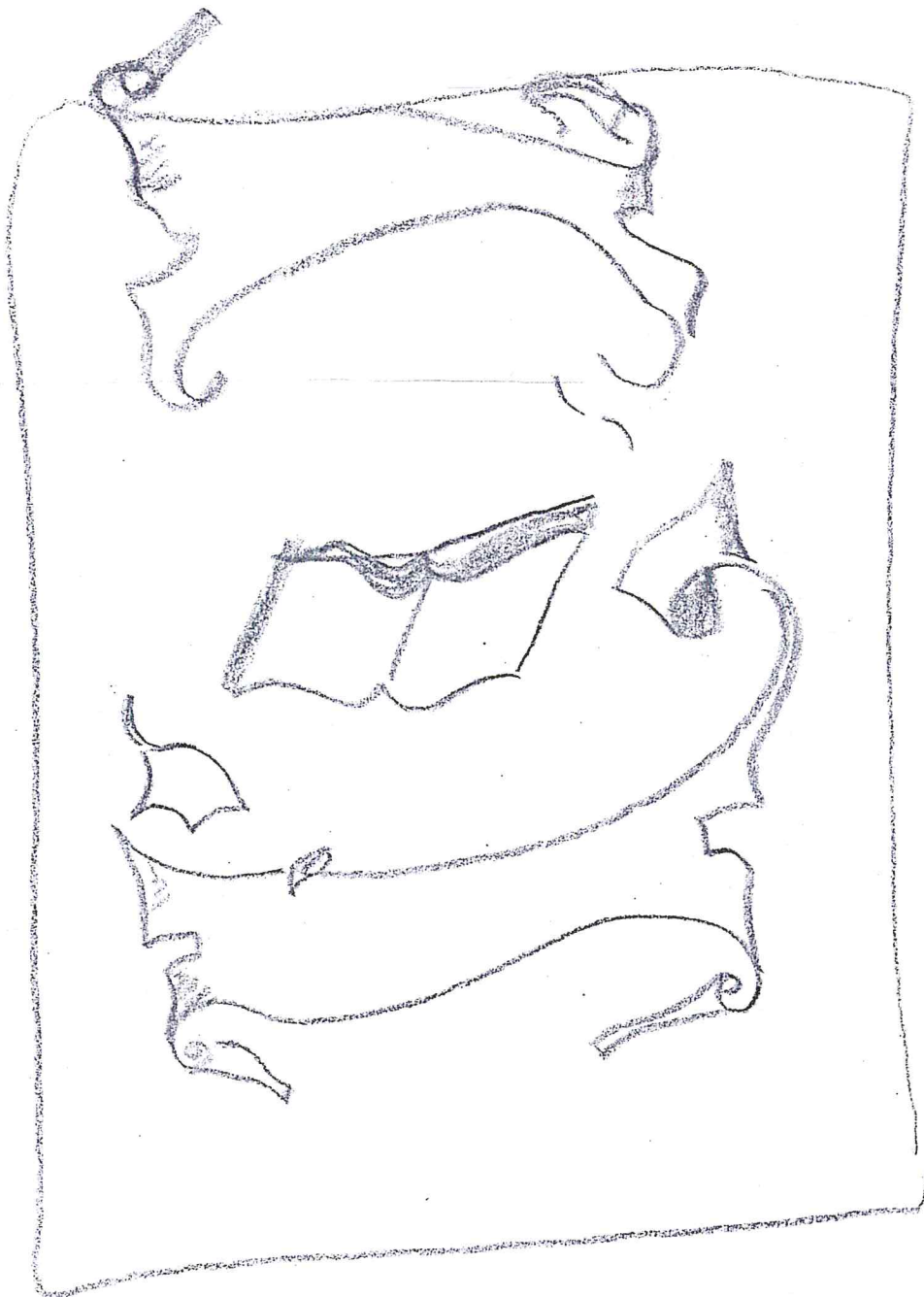
MAY 06 2015

ST. HELENA

Agenda Item #

9C

- I HAVE CONCERNS ABOUT THIS PROJECT ADDING TO THE CUMULATIVE IMPACTS FROM COUNTYWIDE DEVELOPMENT
- I HAVE CONCERNS ABOUT ~~THIS PROJECT~~ THE CUMULATIVE IMPACTS FROM FURTHER URBANIZATION AND TOURISM IN OUR IRREPLACABLE A/L WATERSHED AREAS
- I HAVE CONCERNS ABOUT NEW BUSINESSES BEING ALLOWED IN THE MIDST OF AN EXTREME DROUGHT
- I BELIEVE IT IS IMPORTANT TO HOLD OFF ISSUING PERMITS FOR THIS TYPE OF HIGH VISITATION BUSINESS UNTIL WE HAVE A COHESIVE, COORDINATED INTEGRATED PLAN FOR OUR COUNTY AND MUNICIPALITIES TO WORK TOGETHER



④

- I ALSO BELIEVE WE MUST HOLD OFF ON ISSUING PERMITS LIKE THIS UNTIL WE PERFORM A COUNTYWIDE ASSESSMENT OF CUMULATIVE IMPACTS ALREADY INCURRED BY USE PERMIT APPROVALS AND BY THOSE WHO HAVE EXCEEDED THEIR PERMITS.

THIS PROJECT WOULD ADD TO THOSE CUMULATIVE IMPACTS

