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Previous Project Conditions



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

FELIX J. VANDERSCHOOT, JR.
CHAIRMAN

1121 FIRST STREET · NAPA, CALIFORNIA 94558
AREA CODE 707: 253-4416

February 19, 1976

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

Dear Mr. Flynn:

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

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: February 18, 1976

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

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

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

Very truly yours,

J. Hickey

JAMES H. HICKEY
Secretary-Director

JHH:jl

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

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FINDINGS:

1. On January 17, 1973, the Commission approved the applicant's Use Permit #U-357273 for a General Development Plan of the subject property and construction of a warehouse as the initial phase.
2. The application now before the Commission is a two-part request as follows:
 - a. The applicant is now requesting a revision to the approved General Development Plan to change the location and reduce the size of a proposed warehouse and to add on to another adjacent warehouse as follows:
 1. Building 'B' as shown on the revised General Development Plan has been moved approximately 20 feet south and reduced from 3,200 square feet to 2,400 square feet.
 2. Building 'C' as shown on the revised General Development Plan has been added to Building 'W' to increase its size from 2,400 square feet to 4,800 square feet.
 - b. The applicant requests approval to construct the following as the second phase of this project:
 1. The 2,400 square foot building 'B' described above.
 2. The 2,400 square foot addition Building 'C' described above.
 3. A 6,500 square foot warehouse building indicated on the Revised General Development Plan as Building 'K-W'. This building was shown on the original General Development Plan approved by the Commission and remains the same on the revised plan.
3. The applicant indicates that the new buildings would be used for storage and maintenance of heavy agricultural vehicles and machinery which is currently being kept outdoors on the subject property. There would be no significant increases in vehicles moving on and off of the property. There are several buildings in use on the property for office, sales and storage. All but one of these buildings was constructed prior to the PD zoning of the property. The subject property has been used for a tree service business--(Flynn's Tree Service - Trimming, Spraying, and Removal) for several years and currently contains a lumber yard and irrigation pipe supply storage use.
4. The subject property was rezoned from a manufacturing zoning designation to the present PD (Planned Development) District by the County in conjunction with the formation of the Agricultural Preserve in 1968

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FINDINGS:
(Cont'd.)

5. The subject property, owned by the applicant, zoned PD and included in the original General Development Plan consists of six (6) separately assessed parcels #20-320-03, 04, 05, 06, 07 and 08. Subsequent to the approval of the original General Development Plan, the applicant sold Parcel #20-320-06 which contains a lumber yard. Changes in the General Development Plan and proposed second phase construction involve only two parcels, #20-320-04 and 07.
6. Building 'K-W' as shown on the revised General Development Plan does not comply with the 15 foot sideyard requirement of the PD zone for a manufacturing/industrial use. (Plan indicates a 10 foot side yard).
7. The adopted Land Use Element of the County General Plan designates the subject property as Open Space/Agricultural Resource. The Napa Valley Area Plan, a more specific plan which was, in part, a basis for the Land Use Element, states that all existing non-residential and non-agricultural zoned areas (i.e., C zones, M zones, PC and PD zones) shall retain their current zoning status and development options as described in the County Zoning Ordinance.
8. With the proper right-of-way access, circulation pattern and building setbacks, the revised General Development Plan would be in conformance with the regulations of the PD District.
9. The General Development Plan Revision to add approximately 1,600 square feet of building area and allow construction of three (3) warehouse buildings would have no detrimental effect on persons residing or working in the area or to the County in general.
10. The applicant indicates that there will be one or two employees connected with each of the proposed buildings.
11. The Department has issued a Negative Declaration to this proposal in regard to environmental considerations.

RECOMMENDATION: Approval Denial x Approval with Conditions and Findings

RECOMMENDATION #1: APPROVAL of the Revised General Development Plan submitted October 3, 1975.

RECOMMENDATION #2: APPROVAL to construct two warehouse buildings and a storage building addition (Buildings 'B', 'C', 'K-W' on the Revised General Development Plan) subject to the following conditions:

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Conditions of Approval Are:

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

Improvement Summary:

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

FUTURE

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

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

* Installation to be completed prior to final building inspection.

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Improvement Summary:(Cont'd.)

PRESENT (Required for this proposal)

- a) Frontage right-of-way along Maple Lane be granted to the County.
 - b) Rights of way of Service Road, Drew Road and Parcel 3 road to be irrevocably offered for dedication to the County.
 - c) If the applicant chooses to defer the future improvements listed above, some improvement will be required on the same basic on-site circulation pattern.
 - d) Improved access to the proposed warehouses to be over a road from the circulation network. Any required additional parking area to be on a dust free all weather surface approved by the Public Works Department.
2. Environmental Health requires:
That sewage disposal systems be approved for all proposed construction, prior to approval of building permits.
 3. The Flood Control and Water Conservation District and the State Division of Forestry offer no objections or improvement requirements at this time.