

“C”

Previous Project Conditions

August 3, 1971

Strix Limited
570 Soscol Avenue
Napa, California 94558

Gentlemen:

Your Use Permit Application No. U-27172 to construct industrial buildings for the operation, maintenance, sales and service of heavy equipment located north of Jamison Canyon Road between State Route 29 and Kelly Road as part of an industrial park in an M:H-35 District has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

Conditions of Approval are:

1. Decision by the Commission that no public hearing is required on the basis of Section 31.03(a) of Ordinance #186 and the similarity of this request, in terms of land use, to the applicants original proposal.
2. The applicants support the formation of a County Service Area, or similar type district, at the discretion of the Board of Supervisors by entering into a written agreement with the County.
3. All off-street parking areas be surfaced with a dust-free all weather type surface to be approved by the County Engineering Department.
4. The permit become effective immediately, based on the decision of the Commission that no public hearing is necessary as provided under Section 31.03(a) of Ordinance #186.
5. Compliance with requirements of the Health and Engineering Departments, the State Division of Forestry, applicable building codes, and the Flood Control and Water Conservation District.
6. Submission by the applicant of a Landscape Plan to be approved by the Conservation, Development and Planning Department prior to issuance of a building permit.

Strix Limited
August 3, 1971
Page 2

Approval Date: August 2, 1971

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 Conservation, Development and Planning Commission.

Very truly yours,

JAMES H. HICKEY
Director

JHH/kh



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

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

July 26, 1995

William Berglund
Berglund Family Partners
P.O. Box 2089
Napa, CA 94558

RE: Site Plan Approval #94369-SPA
Assessor's Parcel #57-152-12

Dear Mr. Berglund:

This is to inform you that your application for Site Plan Approval #94369-SPA to use 9,528 square feet of an existing 19,608 square foot industrial building for a mail order sales business which includes wine storage, mail order retail sales, wine shipping, and limited incidental on-site retail sales, located on the northeast side of Camino Oruga approximately 300 feet east of Camino Dorado within a GI (General Industrial) zoning district (Assessor's Parcel #57-152-12) was **APPROVED** on July 26, 1995 as proposed in your application, site drawings, floor plan and landscaping plan received June 30, 1995 with the additional requirements noted below.

The approval becomes effective ten (10) working days from the date of public notice of the approval, unless an appeal is filed with the Board of Supervisors pursuant to Title 2 of the Napa County Code. You will be notified if a timely appeal is filed.

The following additional requirements are necessary to comply with County requirements prior to either issuance of any building permits or use of the structure:

- (1) Retail wine sales shall be clearly incidental to the primary use of the building as a mail order sales facility. As such, no advertising of on-site retail sales shall be permitted, other than publication of the mail order catalog and signing inside the building.
- (2) The proposed parking area must be surfaced and striped as specified by the County Public Works Department.
- (3) All utility systems including water supply, sewage disposal, electrical and telephone must be in full working order.
- (4) Clearance must be provided by Jacqueline Bertain of the Napa County Environmental Management Department.

- (5) A detailed landscaping and irrigation plan for front yard landscaping consistent with the General Industrial standards must be submitted, and all landscaping shall be installed within 60 days of plan approval.
- (6) Proof of compliance with ABC licensing requirements must be submitted to the County Planning Division, and if necessary, you must obtain approval from the County Board of Supervisors for the new or transferred ABC license.

You must comply with all General Industrial: Airport Compatibility standards set forth in Chapters 18.44 and 18.80 of Title 18 of the Napa County Code.

You must also comply with the following comments of County departments and public agencies (attached):

- (1) Napa County Public Works Department written comments of July 13, 1995.
- (2) Napa County Fire Department written comments of July 19, 1995.

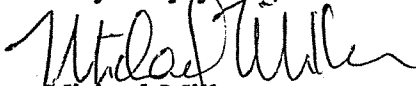
All improvements indicated in the application and all requirements of the above agencies must be completed prior to occupancy of the site.

Development of additional structures or uses on Assessor's Parcel #57-152-012 will require subsequent Site Plan Approval.

This approval will expire automatically one (1) year and ten (10) days from the effective date of approval unless the construction authorized has been substantially begun. A one-year extension of time in which to activate the Site Plan Approval may be granted by the County provided that such extension request is made prior to the expiration date. A request for an extension of time is subject to payment of a \$385.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your approval and procedures for extensions.

Very truly yours,



Michael Miller

Deputy Planning Director

cc: Sylvia Toth, Supervising Planner
John Tuteur, Assessor
Gary Brewen, Building Codes Administrator

RECEIVED
JUL 13 1995
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



July 13, 1995

To: Conservation, Development and Planning
From: Dennis Fong, Public Works
Subject: Berglund Vineyards, File #: 94369-SPA, APN: 57-152-12

We recommend the following conditions as part of the site plan approval:

1. The applicant shall pay the applicable Airport Area Road Improvement Fee upon approval of the site plan, the applicant shall contact our office to obtain information regarding the determination of this fee.
2. The access road and parking areas shown on the site plan shall have a minimum structural section equivalent to five inches of Class II aggregate base and two inches of asphalt concrete.
3. Any necessary storm drainage improvements shall be constructed.
4. On site grading shall be accomplished so as to avoid the diversion or concentration of storm water runoff onto adjacent properties.
5. Any work performed within the right-of-way of Camino Oruga shall be performed in accordance with an encroachment permit issued by this office.
6. All the above mentioned improvements be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check and inspection fee in the amount of 3% of the estimated cost of the proposed construction be paid to this department.

RECEIVED

JUL 19 1995

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INTER-OFFICE MEMO



19 July 1995

TO: Jeffrey Redding, Conservation - Development and Planning Department

FROM: Barbara Easter, Fire Department

SUBJECT: Initial Study Comments
Berglund Vineyards 94369-SPA APN: 057-152-012

7660 Recommended Fire Safety Standards
9200 Fire Prevention Engineering
122 Camino Oruga

The Fire Department has reviewed the application for a site plan approval for 122 Camino Oruga, Unit A. We recommend the following conditions-of-approval.

Conditions-of-Approval

- 1) All conditions shall be implemented in accordance with fire department standards effective at the time of building permit issuance.
- 2) Fire apparatus access shall be provided by:
 - a) compliance with Fire Department standards for emergency access (Napa County Resolution 88-98§IV).
 - b) compliance with Napa County Road and Street Standards;
 - c) installation of key switches or padlocks for access through locked gates utilizing the Fire Department/Sheriff Office "Rapid Entry System" (Napa County Resolution 88-98§IV);
- 3) Water supplies for fire protection shall be provided by compliance with Fire Department standards for water systems, required fire flow, and hydrants (Napa County Resolution 88-98§IV)
 - a) required fire flow (gallons per minute from hydrant[s]) and storage capacity determination to be based on cubic volume of the building and construction features (Napa County Resolution 88-98§IV).
 - b) water storage, delivery systems, and private fire service mains shall be connected to the appropriate National Fire Protection Association Standard (NFPA 24)
 - c) hydrant number and spacing to be guided by California Fire Code appendix III-B (Napa County Resolution 88-98§IV)
- 4) Built-in fire protection systems shall consist of:
 - a) an automatic sprinkler system shall be connected throughout existing portions of the building as per NFPA 13 "Standard for the Installation of Sprinkler Systems" (1989). All water supply valves and water-flow switches shall be electrically supervised with alarms transmitted to an approved central, or remote station as per NFPA 72 the "National Fire Alarm Code."

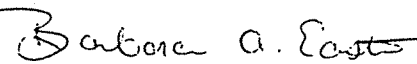
- 5) Facility construction and use shall comply with all applicable provisions of the California Building Code (CBC) and the California Fire Code (CFC), which are the "Uniform" model codes with California state and local amendments.
- 6) "Fire Plan Review and Inspection" fees shall be paid to the Fire 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).
- 7) All plans for sprinkler system, fire alarm system and the private fire service main system shall be submitted to the fire department and other authorities having jurisdiction as appropriate for approval prior to building permit issuance.

Discussion

Berglund Vineyards is located in the southern portion of Napa County. Fire protection is provided by the Napa County Fire Department and the California Department of Forestry and Fire Protection. The response for first alarm assignment consisting of six engines and one truck is approximately five to twenty minutes. Currently, the existing fire sprinkler system has been disconnected and existent hydrants have been removed due to hazardous material clean-up.

If there are any questions, interested parties should feel free to contact Barbara Easter or Ethan Foote at Napa County Fire Department Headquarters (707) 963-3601.

GARY L. BUZZINI
Fire Chief

By: 
Barbara Easter
Fire Inspector

GLB/BE/sh
cc: chron
fpp

APPLICATION CONTROL SHEET

APN: 57-152-12 FILE # 94369-SPA DATE R'CD: 6/30/95

APPLICANT: BERGLUND FAMILY VINEYARD OWNER: Same

CONTACT PERSON: David Gilbreth PHONE NUMBER: 252-2222

ADDRESS: DP&F 252-7122

Project Description: Use of existing structure(s) for the mail order sales, storage & shipping of wine.

ENVIRONMENTAL REVIEW:	REFERRALS:		
1. Date Application Complete:	Date Distributed:	Second Request Sent:	
2. Date Initial Study Completed:	LEGAL NOTICES:		
3. Environmental Determination: (Exempt, Neg. Dec or EIR)	Environmental Determination:	Adjacent Property Owners:	
Date:	Public Hearing Notice: ZA:	CDPC:	BOS:

COMMISSION ACTION:		BOARD ACTION:	
Hearing Date	Action	Hearing Date	Action

Remarks:

ZONING ADMINISTRATOR ACTION:		DEPARTMENT ADMINISTRATIVE ACTION:	
Hearing Date	Action	Date	Action

APPLICATION FOLLOW-UP:					
Plan Check	Date	By	Occupancy Clearance:	Date	By
			Final Map Clearance:		

Project Modification: #1-Date of Approval: #2-Date of Approval: #3-Date of Approval:

GENERAL FILE NOTES:



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

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

November 30, 1999

Buster Seder, Branch Manager
Horizon High Reach
122 Camino Oruga
Napa CA 94558

RE: Equipment Repair and Sales APN 57-152-012

Dear Mr. Seder:


The applicant, Buster Seder of Horizon High Reach, applied for a Site Plan Approval to operate a business involving the rental, repair and incidental sales of construction equipment on a site formerly occupied by Berglund Tractor. The Department finds that the proposed use is essentially the same as the Berglund Tractor operation and may operate under the previously approved permit; U-27172 issued to Strix Limited, with the following conditions:

1. The driveway may be continued as a circular drive to Camino Oruga. An encroachment permit shall be obtained from the Department of Public Works for the connection to Camino Oruga.
2. A loading platform may be constructed consistent with the site plan and photographs submitted with necessary building permits.
3. An equipment wash down area may be constructed as shown on the site plan with necessary building permits and approval of Environmental Management for wastewater disposal.
4. The cyclone fencing used as screening as well as security shall be improved with the installation of slates in the fence (color to be approved by the Department) and additional landscaping consisting of evergreen shrubs shall be planted on the road side of the fencing to soften its appearance and provide additional screening. Review and approval by the Department of the revised landscaping plan is required prior to additional planting occurs.
5. The Department of Environmental Management shall be contacted by the applicant to complete any hazardous materials reporting requirements.
6. The number of employees is limited to 24 full time equivalent employees.

7. Compliance with numbers 4 and 5 shall occur no later than 90 days of the date of this letter.

Please call me if you have any questions

Very Truly Yours,


Jeffrey Redding, Director

cc Mike Miller, Deputy Director
Sylvia Toth, Supervising Planner
Robert Nelson, Planner III
Christine Secheli, Environmental Management
Larry Bogner, Public Works

mC/Horizon.L1

August 3, 1971

Strix Limited
570 Soscol Avenue
Napa, California 94558

Gentlemen:

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Very truly yours,

JAMES H. HICKEY
Director

JHH/kh