

**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, *(Signature)* 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 50-063
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: 027-120-040,050-⁰⁶³

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: 27-120-040⁻⁰⁶³ 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

12/12/00 Date

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.