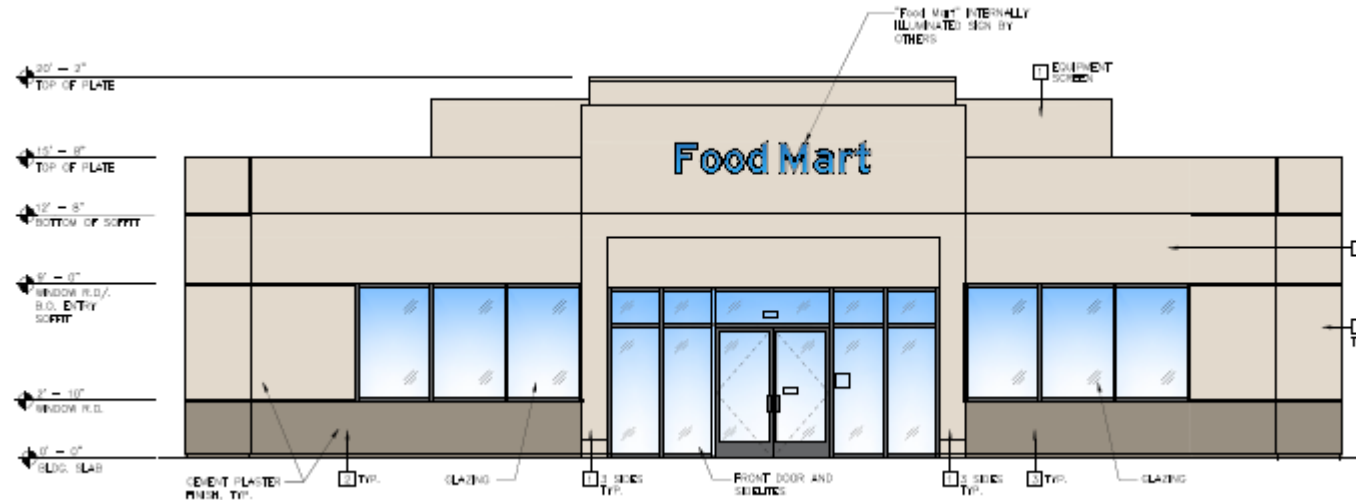


Planning, Building & Environmental Services

C-Store Replacement and New Carwash Use Permit Major Modification P23-00300-MOD

Presented by Wendy Atkins



Presentation Agenda

- Existing Setting
- Approved Entitlements
- Use Permit Major Modification Request
- Project Analysis and CEQA Review
- Responses to Comments
- Staff Recommendation
- Decision Making Options



Existing Setting

111 Howell Mountain Road, Angwin

0.67 acres

General Plan Designation: Urban Residential
(UR)

Zoning: Planned Development District



NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 170 Feet]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

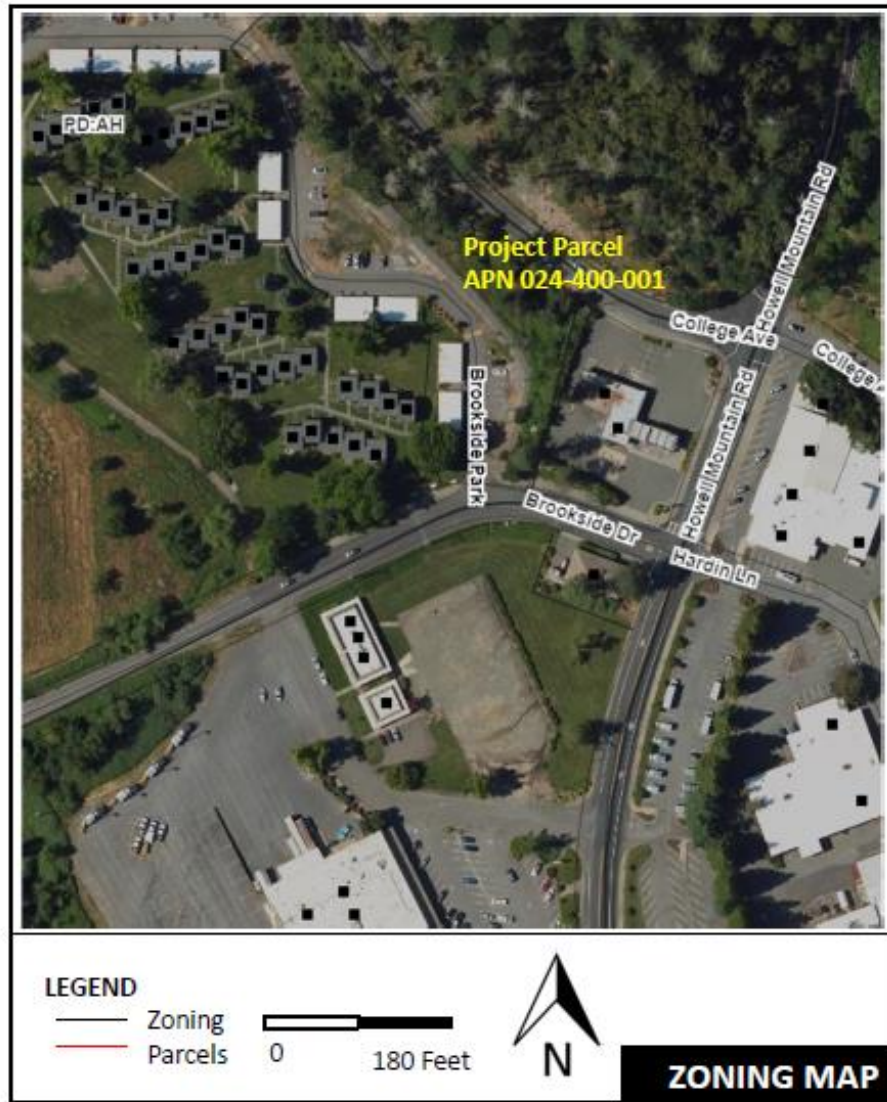
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AGA 12-114.1 regarding agriculturally
sensitive areas within the local plan.

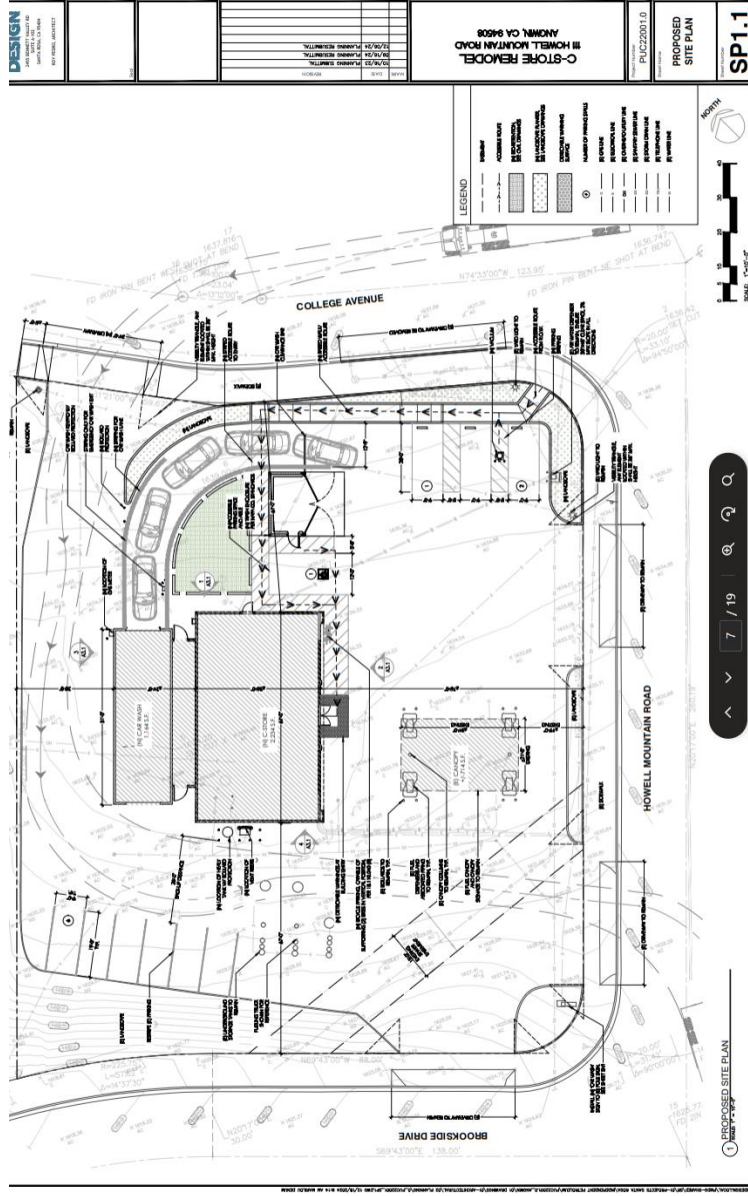
APN: 024-400-001 Map Date: 04-14-25x

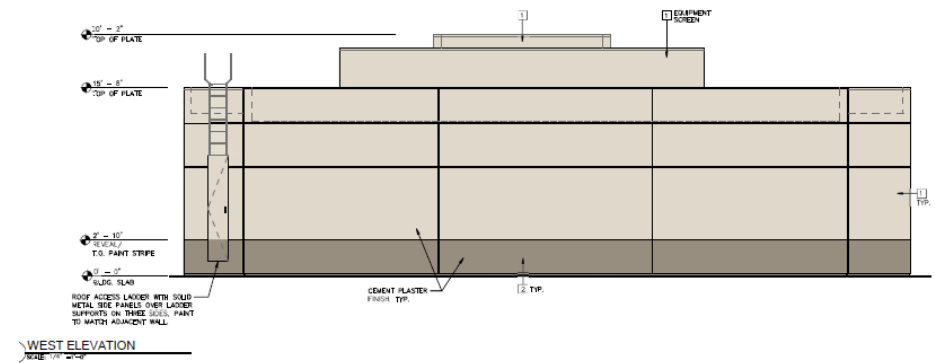
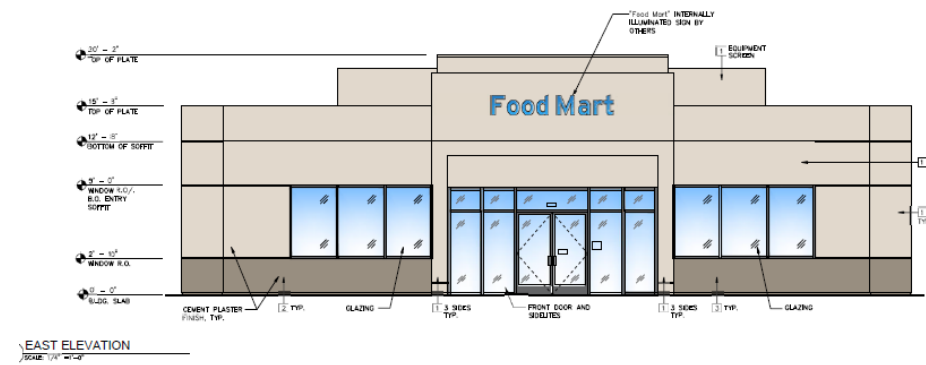
Napa County Land Use Plan



Zoning Map and Existing Conditions

Site Plan





Elevations

Existing Setting



- Eight fueling stations
- Seven parking spaces
- 3,196 sq. ft. convenience store/auto service building



Approved Entitlements

- Use Permit No. U-70-66
 - Authorized a commercial shopping center and gas station.
 - 100 sq. ft. sign.
 - Building permits approved between 1970 and 1977
- Use Permit Modification 99221-MOD.
 - Authorized the sale of convenience retail items.



Major Modification Request

- Demolish the existing 3,196 sq. ft. convenience store/auto service building.
- Construct a new 2,234 sq. ft. convenience store.
- Construct new 1,164 sq. ft. carwash.
- Install 11 new parking spaces for a total of 18 parking spaces (including 8 fueling positions).
- Proposed convenience store hours of operation from 6 a.m. to 10 p.m. Monday through Thursday, Friday 6 a.m. to 6 p.m., Sunday 6 a.m. to 8 p.m., and closed Saturdays.
- Proposed carwash hours of operation 7 a.m. to 9 p.m. Monday through Thursday, Friday 7 a.m. to 6 p.m., and Sunday 7 a.m. to 8 p.m. closed Saturdays.

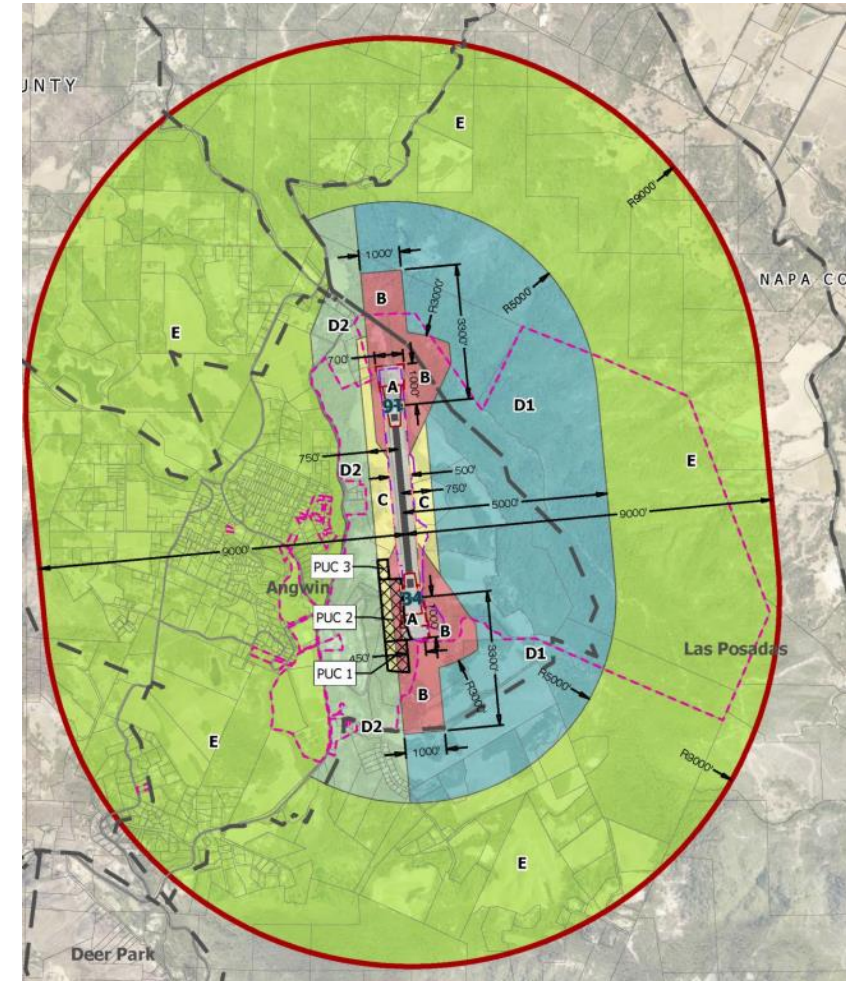


Project Analysis

Airport Land Use Compatibility Plan

Consistency

The project site, including the proposed development area, is located within Zone E of the compatibility plan which is an area of other airport environs and low risk.






Project Analysis Airport Land Use Compatibility Plan Consistency

The proposed use of the building is normally compatible with the risk and noise impacts associated with properties within Zone E. There is no limit on intensity (people per acre) in Zone E. All aspects of the development have been designed to comply with these limitations.



CHAPTER 4 ANGWIN AIRPORT – PARRETT FIELD COMPATIBILITY POLICIES AND MAPS

Intensity/Density Criteria ¹	Compatibility Zones						Additional Criteria
	A	B	C	D1	D2	E	
Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 0	50 100	60 120	150 600	150 600	No limit	► All nonresidential development shall satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre)	Residential Prohibited ²				20	No limit	► See Policy 3.4.1 for residential development density criteria; single-acre density limits do not apply
Easement / Notification Requirement ³	Aviation Easement				RON	APD	
Land Use Category	Legend (see last page of table for interpretation)						Additional Criteria
► Multiple land use categories may apply to a project ► Land uses not specifically listed shall be evaluated using the criteria for similar uses ► Typical occupancy Load Factor (approx. # s.f./person) indicated for certain uses ⁴	 Normally Compatible	 Conditional	 Incompatible	► Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ► Numbers in yellow cells are Floor Area Ratios (FARs) based on typical occupancy load factor indicated for that use and average intensity limit indicated for zone			
Indoor Large Assembly Facilities (capacity 300 to 999 people): movie theaters, places of worship, cemetery chapels, mortuaries [approx. 15 s.f./person]				0.05			D1, D2: Ensure intensity criteria met
Indoor Small Assembly Facilities (capacity <300 people): community libraries; art galleries; museums; exhibition space, community/senior centers, emergency/ homeless shelters ⁵ [approx. 100 s.f./person]	➔			0.34			D1: Ensure intensity criteria met; not allowed if intended primarily for use by children; avoid outdoor spaces intended for noise-sensitive activities
Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios, sports complexes (indoor soccer), health clubs, spas [approx. 60 s.f./person]				0.21			D1: Ensure intensity criteria met; not allowed if intended primarily for use by children
In-Patient Medical: hospitals, mental hospitals, nursing homes ⁶	➔						
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]			0.33	0.83			C, D1: Ensure intensity criteria met C: CNEL 45 dB max. interior noise level
Penal Institutions: prisons, reformatories ⁷							D2: Ensure intensity criteria met
Public Safety Facilities: police, fire stations							C: Allowed only if airport serving D1: Allowed only if site outside zone would not serve intended function; ensure intensity criteria met
Commercial, Office, and Service Uses							
Major Retail (capacity >300 people per building): regional shopping centers, 'big box' retail, supermarket [approx. 110 s.f./person]				0.38	0.38		D1, D2: Ensure intensity criteria met
Local Retail (≤300 people per building): community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]			0.23	0.59	0.59		C, D1, D2: Ensure intensity criteria met
Eating/Drinking Establishments: restaurants, bars, fast-food dining [approx. 60 s.f./person]				0.21	0.21		D1, D2: Ensure intensity criteria met
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, building materials, hardware, lumber yards, nurseries [approx. 250 s.f./person]		0.29	0.34	0.86	0.86		B, C, D1, D2: Ensure intensity criteria met B: Locate structure max. distance from extended runway centerline where feasible
Offices: professional services, doctors, finance, banks, civic; radio, television and recording studios, office space associated with other listed uses [approx. 215 s.f./person]		0.25	0.30	0.74	0.74		B, C, D1, D2: Ensure intensity criteria met B: Locate structure max. distance from extended runway centerline where feasible



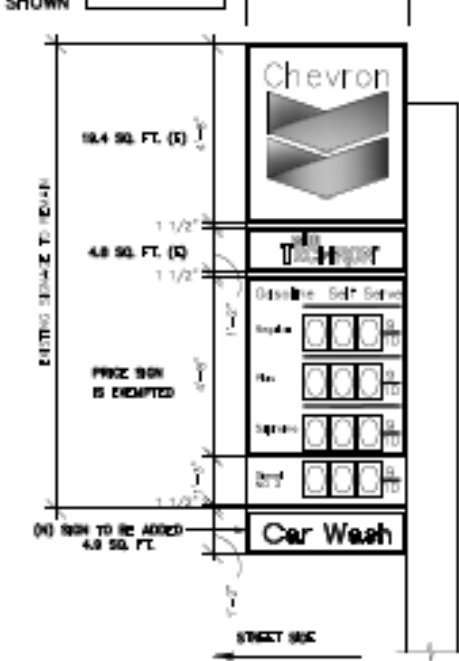
Project Analysis Signage

Two new building signs.

- The proposed “Food Mart” sign has an area of 17 sq. ft.
- The proposed “Carwash” sign has an area of 14 sq. ft.

Modify one existing freestanding sign.

- The “Carwash” addition to the freestanding sign has an area of 9.8 sq. ft. (4.9 sq. ft. per side).



2 EXISTING POLE SIGN
SCALE 3/8\"/>



3 NEW BUILDING SIGNAGE - C-STORE
SCALE 3/8\"/>



4 NEW BUILDING SIGNAGE - CAR WASH
SCALE 3/8\"/>



1. 60 ADT Car Wash = 30 cars/day
 - a. Gallons/Wash provided by applicant 23-40 gallons
 - b. $30 * 6 * 52 = 9,360$ or $9360/12 = 780/\text{month}$
 - c. $9360 * 40 = 374400$ gallons
 - d. $374400/325900 = \mathbf{1.1488 \text{ AF/YR}}$
 2. 100 ADT associated w/Convenience store
 - a. Conservative assumptions 2.8 people per vehicle, all persons utilize the restroom
 - b. $50 * 2.8 * 6 * 52 = 43,680$
 - c. $43680 * 3 = 131040$
 - d. $131040/325900 = \mathbf{0.4021 \text{ AF/YR}}$
 3. 5 Employees day *conservative assumption since they propose 2-5 depending on need
 - a. $5 * 6 * 52 = 1,560$ shifts
 - b. $1560 * 15 = 23400$
 - c. $23400/325900 = \mathbf{0.0718 \text{ AF/YR}}$
 4. 61 ADT for former Auto Care Center
 - a. 31 vehicles/day
 - b. $31 * 6 * 52 = 9,672$
 - c. $9672 * 10 = 96720$ gallons (10 gal per vehicle from ASTS guidelines for service station)
 - d. $96720/325900 = \mathbf{0.2968 \text{ AF/YR}}$
 5. Proposed Totals
 - a. $1.1488 + .4021 + .0718 = \mathbf{1.6227 \text{ AF/YR}}$
 6. Existing Totals
 - a. $.4021 + .0718 + .2968 = \mathbf{0.7707 \text{ AF/YR}}$
- Net Change
- a. $1.6227 - .7707 = \mathbf{0.852 \text{ AF/YR}}$



Project Analysis Utilities

The property is served by the Pacific Union College Water & Sewer System, which is licensed and regulated by the California State Water Resource Control Board. PUC has provided a will-serve letter dated January 10, 2024, indicating their system has sufficient water and sewer capacity to service the project.

Project Analysis

Greenhouse Gas Reduction Strategies

- The applicant intends to implement voluntary best management practices (BMPs) to reduce GHG emission resulting from implementation of the project.
- These practices include installation of installing energy conserving lighting and installing water efficient fixtures, Conditions of approval Nos. 4.20.b and 6.15.d will ensure these BMPs are reviewed and implemented at the time of construction.



Project Analysis

Noise

- The Acoustical Assessment stated the automated drive-thru carwash would include a conveyor wash tunnel with one dryer system and would not include speakers or intercoms. Carwash operations would occur during daytime hours, in accordance with Section 8.16.070 of the Napa County Code (NCC). The Project would utilize one AquaDri FS-40 dryer system. The AquaDri FS-40 dryer system generates 98 dBA at a distance of 10 feet from the source when the outside door is open.



Project Analysis Noise

Car Wash Noise Levels, car wash dryer operations would generate a noise level of approximately 57 dBA at the nearest sensitive receptor to the west (multi-family residential) and 49.1 dBA at the nearest sensitive receptor to the north (single-family residential). Additionally, car wash dryer operations would generate a noise level of approximately 57 dBA at the nearest sensitive receptor to the east (retail).

The car wash would not exceed the County's daytime exterior noise standard of 60 dB for urban residential uses, 50 dB for rural residential uses, or 65 dB for retail uses. Further the car wash would not operate after 9:00 p.m. and therefore would not exceed the County's nighttime (9:00 p.m. to 7:00 a.m.) noise standards.



Receptor	Source	Reference Noise Level (dBA) ¹	Reference Distance (feet)	Nearest Receptor Distance from Source (feet) ²	Building Row Attenuation (dBA) ³	Modeled Exterior Noise Level at Nearest Sensitive Receptor (dBA)
Multi-family Residential Uses to the West	Dryers	98	10	200	15	57.0
	Noise Threshold (dBA) ⁴					60
	Threshold Exceeded?					No
Single-family Residential Uses to the North	Dryers	98	10	495	15	49.1
	Noise Threshold (dBA) ⁴					50
	Threshold Exceeded?					No
Retail Uses to the East	Dryers	98	10	190	15	57.4
	Noise Threshold (dBA) ⁴					65
	Threshold Exceeded?					No

- Noise level specifications for the dryer system were provided by the Applicant. Refer to **Appendix A**.
- The nearest sensitive receptors are the multi-family residential uses to the west.
- Building row attenuation assumes partial obstruction as the dryers would be inside the car wash building. Refer to **Appendix A** for barrier calculations.
- The car wash would operate during daytime hours, between 7:00 a.m. to 9:00 p.m. The County's daytime exterior noise standards for rural residential uses (50 dBA), urban residential uses (60 dBA) and commercial uses (65 dBA) were utilized. See Napa County Code of Ordinance Section 8.16.070 A.2.b.

Project Analysis Noise

A standard carwash vacuum unit generates 72 dBA at a distance of 10 feet. Based strictly on distance attenuation from the newly proposed stalls, vacuum noise at the nearest sensitive receptor (multi-family residential uses to the west) would be approximately 42 dBA, which is below the County's daytime (55 dBA) and nighttime (50 dBA) exterior noise standards for residential uses.



Wastewater

The car wash will likely use a reclaim system that consists of 2-3 underground tanks.



- The first tank is a settling/ filtration tank that removes larger debris and solids and filters smaller particles from the wash water before moving to a second tank for treatment/ overflow. This tank has an overflow pipe connected to the sanitary sewer.
- From here the treated water can be reused, sometimes it is stored in a 3rd tank for storage and reuse. Some water from the overflow tank is sent to the sanitary sewer for treatment with other wastewater.
- The water going to PUC's Wastewater Treatment Plant is all recycled. The water goes through the Sewer Plant and is treated to become Secondary Treated Wastewater. From there it is pumped up to a reservoir near the airport.
- From there it is pumped out to irrigate Feed Fodder Crops for cows.



CEQA Analysis



Environmental Analysis

- Staff found the project meets the criteria for eligibility as Categorical Exempt from CEQA
- Class 1 “Existing Facilities”
 - Exempts a project that consists of additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition or 2,500 sq. ft., whichever is greater.
 - The existing convenience store/auto service building is 3,196 sq. ft. The replacement convenience store is 2,234 sq. ft., which is less than 2,500 sq. ft.

CEQA Analysis

Environmental Analysis

- Class 2 “Replacement or Reconstruction”
 - Exempts a project which replaces a commercial structure with a new structure of substantially the same size, purpose, and capacity, such as a convenience store.



CEQA Analysis

Environmental Analysis

- Class 3 “New Construction or Conversion of Small Structures”
 - Exempts a store, motel, office restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 sq. ft. The carwash is 1,164 sq. ft., which is less than 2,500 and does not use hazardous substances.



CEQA Analysis

Environmental Analysis

- Class 11 “Accessory Structures”
 - Exempts the construction or replacement of minor structures accessory to existing commercial facilities (signs)



Public Comments



- One public comment regarding this project was received on December 31, 2024. The commenter suggested the proposed carwash would introduce several new sources of noise near sensitive receptors including housing, rural residential, and wildlife.
- Additional public comments received after posting the agenda are included with the online agenda packet.
- Comments were related to storm drain, biology, waste discharge, carwash vendor and materials, CEQA review, elevations of vacuum stations and pump stations, tree protection, voluntary Best Management Practices Checklist, public noticing, noise, treatment plant issues, and hours of operation.



Comment Responses

Stormwater

Stormwater runs along North Howell Mountain Road goes into a 48" pipe on the east side of the road. That pipe runs under the project site to Brookside Drive. It then goes west and dumps into Conn Creek. It's important to note that that this is for stormwater, NOT waste water. The County maintains the storm drain.



Comment Responses

- Northern Spotted Owls
 - The proposed project location is located on a parcel that has previously been developed, and no tree removal is proposed.
 - PUC employs a Forest Manager who conducts periodic owl surveys.
 - The closest spotted owl point that has been identified is one mile from the project location.
 - Therefore, there are no impacts to Northern Spotted Owls.



Tree Protection Condition of Approval 6.4.c.

No Trees are proposed to be removed.

Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.



Carwash Materials

This is not necessarily the vacuum that will be specified, but it provided an idea what it might look like.

Carwash Vendor and Materials

The applicant has selected Istobal Vehicle Wash & Care as the carwash vendor. The precise carwash model has not been selected. Chemicals used in Istobal's products consist of a basic detergent (Foam Detergent 100 for vehicle care), and a drying agent (iDrying Agent 200 for vehicle care).

Commercial Vacuum - 3 Motor - La Stainless Steel Dome

[LOG IN FOR PRICING](#)



Model Number / SKU:

9235-3

Shipping Weight:

127.00 LBS

Comment Responses



Aesthetics

- There are no design standards for convenience stores and carwashes. The applicant has proposed a color consistent with the BOS approved color palette. The Planning Commission may provide direction to the applicant on design.

Wastewater

Comments related to wastewater regarding unpleasant odors and discoloration of water in Conn Creek. Any issues or complaints related to wastewater would have been reported to and addressed by the California State Water Resource Control Board.

All PUC wastewater, including any generated at the current project site as well as this proposed project are collected in the sewer / wastewater system, which is separate from and not connected in any way to the stormwater system.

Traffic

- Trip Generation Memorandum determined that then number of project-generated net new daily trips is less than 110 trips; therefore, the project was not required to prepare a Traffic Impact Study.



Comment Responses

- Water Supply
 - The property is served by the Pacific Union College Water & Sewer System, which is licensed and regulated by the California State Water Resource Control Board. PUC has provided a will-serve letter dated January 10, 2024, indicating their system has sufficient water and sewer capacity to service the project.
 - The wells that serve the project are not located within 1,500 feet of a significant stream.



Comment Responses

- Noise
 - Previous uses on the site consisted of a 5-bay auto service building, which included the use of vehicle operation, tools, and machinery.
 - The sound of impact wrenches would have been some of the louder tools uses. A Google search indicates noise levels ranging from 80 to 110 dB.

Staff Recommendation

Find the project Categorically Exempt from CEQA and approve Major Modification Permit P23-00300-MOD, as conditioned.



Decision-Making Options

Option 1: Approve Applicant's Proposal (Staff Recommendation)

- Discussion: This option would approve the requested use permit modification as conditioned.
- Action Required: Follow the proposed action listed in the Executive Summary.

Option 2: Deny the Requested Use Permit Major Modification

- Discussion: In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit modification or consistency with the General Plan, Commissioners should articulate what aspect(s) of the project are in conflict with required findings or General Plan, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.
- Action Required – Commission should articulate what aspect(s) of the project are in conflict with required findings or General Plan, and either take action to deny the request or, if needed, remand the matter to staff for preparation of required findings to return to the Commission at a future hearing date.

Option 3: Continuance Option

- Discussion: The Commission may continue the item to a future hearing date, at its discretion.



Thank you

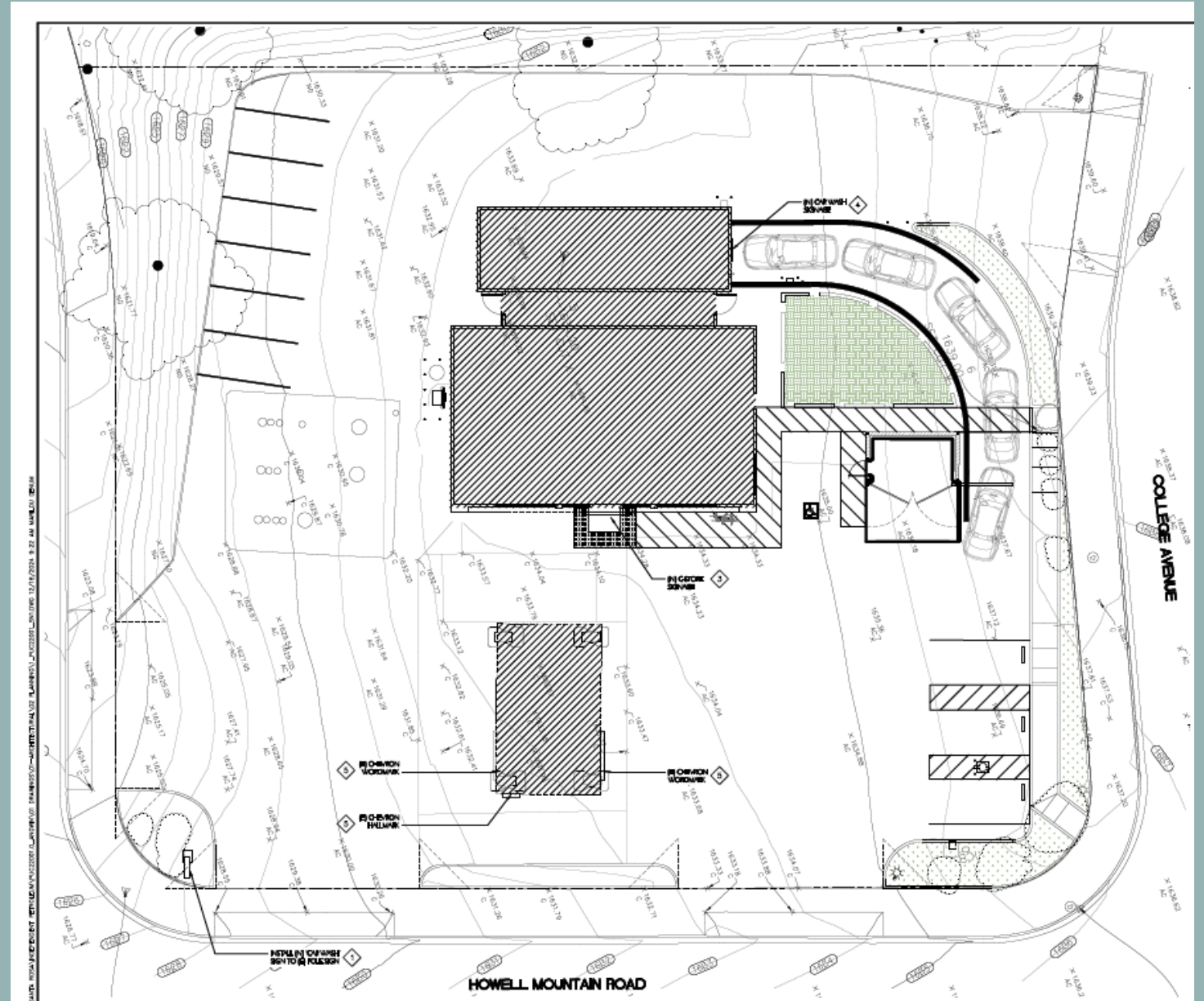
Wendy Atkins

Wendy.atkins@countyofnapa.org

(707) 259-8757



@countyofnapa



Improvements at the Intersection of Howell Mountain Road at College Avenue

This includes installation of flashing red lights at the four-way stop controlled intersection located at the intersection of Howell Mountain Road at College Avenue and a high visibility crosswalk across the south leg of the intersection. The flashing red lights shall comply with the requirements in the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Napa County Road and Street Standards, and Caltrans Standards. Flashing red lights shall be installed on new signposts at the four approaches of the intersection. The system shall operate in flashing mode 24 hours a day unless otherwise directed by the Department of Public Works.

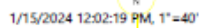


Bicycle Parking

- Bicycle parking will be provided adjacent to the market entrance. Staff will verify bicycle parking is provided prior to approving the building permit.



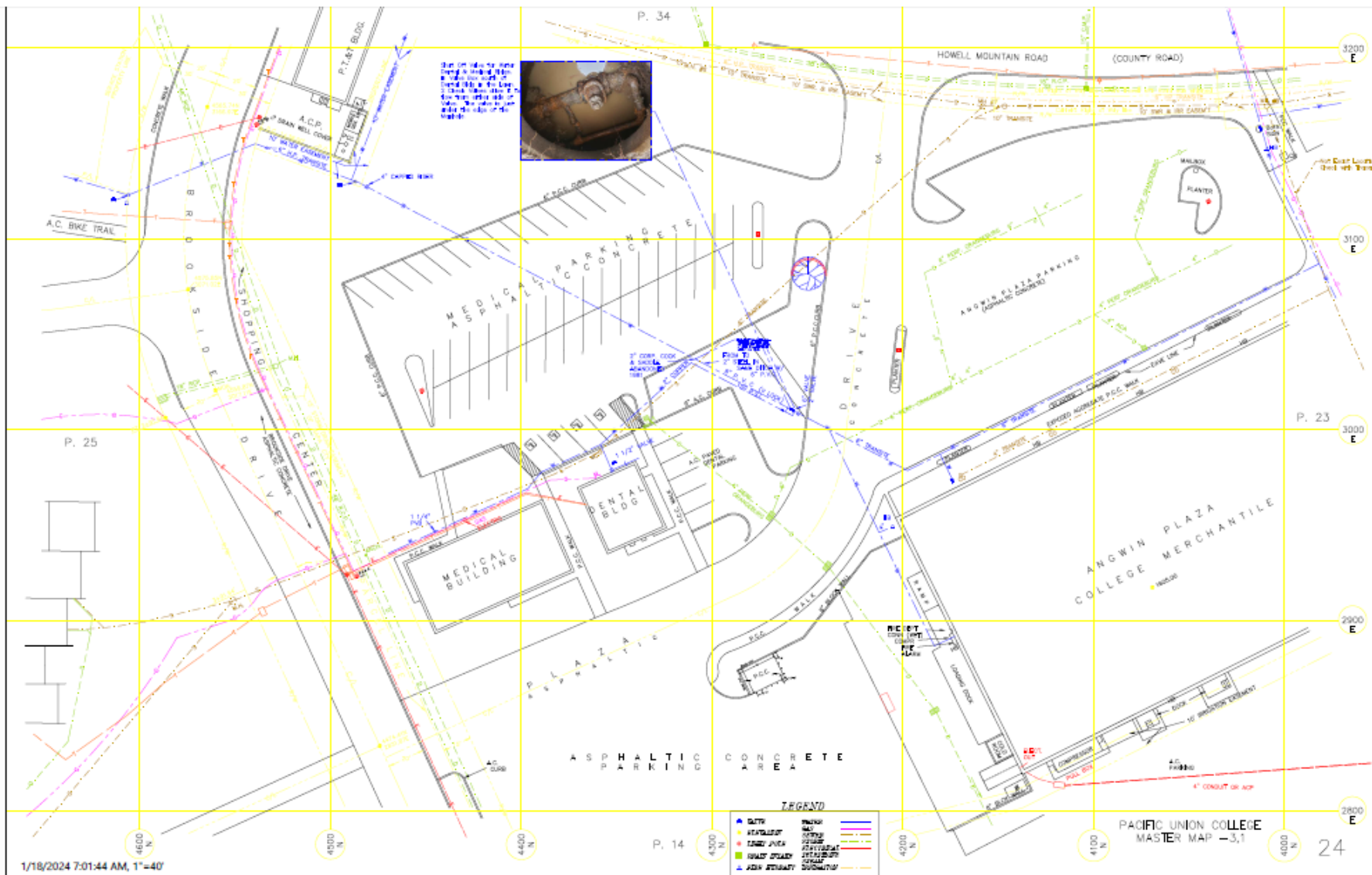
×



📌 Screenshots are automatically saved to your Screenshots folder You can turn it off in the app settings.

Open Snipping Tool Settings

✕



📘 Screenshots are automatically saved to your Screenshots folder You can turn it off in the app settings.

Open Snipping Tool Settings

✕



CA Drinking Water Watch

Water System Details

Water System No. :	CA2810012	Federal Type :	C
Water System Name :	PACIFIC UNION COLLEGE	State Type :	C
Principal County Served :	NAPA	Primary Source :	GW
Status :	A	Activity Date :	01-01-1976
Distribution System Classification :	D2	Max Treatment Plant Classification :	T1

Water System Contacts			
Type	Address	Phone	Email - Web Address
Physical Location Contact	CA2810012-PACIFIC UNION COLLEGE 205 HIGHLAND OAKS DRIVE ANGWIN CA 94508	There is no phone	There is no email address. There is no web address.
Administrative Contact	205 HIGHLAND OAKS DRIVE ANGWIN CA 94508-9802	707-965-7150	DWITHERS@PUC.EDU

Division of Drinking Water District / County Health Dept. Info

Name	Phone	Email	Address
DISTRICT 03 - MENDOCINO	707-576-2145	ddws@waterboards.ca.gov	50 D STREET SUITE 200 SANTA ROSA CA 95404

Annual Operating Periods & Population Served

Start Month	Start Day	End Month	End Day	Population Type	Population Served
1	1	12	31	NT	200
1	1	12	31	R	758
9	15	6	20	T	1000

Service Connections

Type	Count	Meter Type	Meter Size Measure
AG	0	ME	0
AG	61	UM	0
CM	0	ME	0
CM	61	UM	0
IN	0	ME	0
IN	0	UM	0
RS	115	ME	0
RS	76	UM	0

Sources of Water

Name	Type Code	Status
WELL 03	WL	A
WELL 04	WL	A
WELL 05	WL	A
WELL 06	WL	A
WELL 01 - INACTIVE	WL	I
WELL 07 - INACTIVE	WL	I

Service Areas

Code	Name
NT	HIGHER EDUCATION SCHOOL
NT	SCHOOL

Water Purchases

Seller Water System No.	Water System Name	Seller Facility Type	Seller State Asgn ID No.	Buyer Facility Type	Buyer State Asgn ID No.
-------------------------	-------------------	----------------------	--------------------------	---------------------	-------------------------