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Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Kim Withrow, Senior Environmental Health Specialist
Date: July 13, 2009	Re: Application for St. Helena Hospital Located at 10 Woodland Road Assessor Parcel # 021-110-015; 021-140- 005; 21-150-002 & 005; 021-171-001; 021- 172-004; 021-400-011 File #P07-00855, P07-856, P07-857

We have reviewed the above proposal and revised map received 6/18/2009 and recommend approval of the application.

1. If any existing structures are served by onsite septic systems or wells and proposed property lines separate the structure from the leach lines or well serving it then an easement must be recorded with the final map.
2. Any potential increase in wastewater flows due to the alteration or expansion of existing uses shall receive prior approval by the Regional Water Quality Control Board. All proposed parcels and new uses shall be provided with water and sewer service by the St. Helena Hospital private systems.
3. Permits for sewer lines shall be secured, as needed, from the Department of Environmental Management to tie any new or altered structure onto the St. Helena Hospital wastewater system. Such permits shall be secured prior to issuance of any building clearance.
4. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

6. For all nonresidential development, 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.

cc: Sean Trippi, CDPD

Jon Webb, Albion Surveys, Inc., 1113 Hunt Avenue, St. Helena, CA 94574

Stan Tempchin, St. Helena Hospital, 10 Woodland Road, St. Helena, CA 94574

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: May 16th, 2008
TO: Conservation Development and Planning Department
FROM: Drew Lander, Assistant Engineer
SUBJECT: St. Helena Hospital Subdivision, APN# 021-110-015, 021-400-011 et al., P07-00855UP, P07-00856TM, P07-857RZ

The application will allow the applicant to subdivide 7 parcels totaling approximately 59 acres into 31 parcels. This will create 25 new parcels to locate existing dwelling units on individual lots for ownership and financing purposes.

EXISTING CONDITIONS:

- 1) The parcels to be subdivided are accessed from the County maintained roadways of Dear Park Road to Gist Road and Sunny side Road.
- 2) All parcels and existing residential structures have frontage on the privately maintained roadways of Hillcrest road, Krug road or the County maintain portion of Gist road.
- 3) Hillcrest road and Krug road are paved but do not meet current County access requirements to serve a subdivision.
- 4) Parking availability varies from 2 to 6 spaces per residential structure.
- 5) All structures are served by an existing water and sewer utility district.

RECOMMENDED CONDITIONS:

ACCESS ROADS AND DRIVEWAYS:

- 1) All roadways serving the proposed subdivision must be improved to meet the County standard of a "Common Drive, Low Density" from the County maintained portion of the roadway as directed by the County Engineer or shall meet the County standard for a "One-way loop" road (Napa County Road and Street Standards, Page 44 and 45). Napa County will waive the requirement for full curb, gutter and sidewalks for the parcels fronting the County maintained road however the applicant will be required to improve the portion of Gist road that fronts the subdivision to the County roadway standard of a "General Minor without Parallel Parking Lanes – Low Density". A common drive includes a minimum 18 feet wide with 2 feet of shoulder. The structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate Base or equivalent. A General Minor is two twelve foot lanes with four feet of shoulder with a structural cross section to be designed by a civil engineer and approved by the County prior to construction.

- 2) Driveways from the private access road shall be improved as needed to meet the standard of a Napa County rural driveway. The driveway standard includes a minimum of 10 feet wide road with 4 feet of shoulder and intervisable turnouts at a maximum of 400 foot intervals. (Napa County Road and Street Standards, Page 9, Paragraph 11)
- 3) The timing of the fulfillment of the above construction requirements shall be in accordance with Section 17.34.050 B 1 of the Napa County Code. Whenever any improvements are not completed prior to the filing of the parcel map, that fact shall be noticed by certificate on the parcel map, in accordance with Section 17.34.050 D of the Code.

PARKING:

- 4) Existing parking is adequate. Any additional parking proposed must be designed in accordance with the County Standards and be shown on the grading improvement plans.

SITE IMPROVEMENTS:

- 5) All earth disturbing activities shall maintain erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office prior to construction. Road improvement plans shall be submitted as a grading permit. A plan check fee will apply.
- 6) All existing and proposed drainage within the subdivision shall be included in the Roadway improvement plans and shall be constructed prior to recording the final parcel map.
- 7) An encroachment permit will be required for any work proposed in the County right of way prior to commencing work.

OTHER RECOMMENDATIONS:

- 8) Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
- 9) The applicant is to submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The applicant is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Nathan Galambos or Drew Lander at 253-4351.

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: July 31, 2009

SUBJECT: St. Helena Hospital Use Permit and Tentative Map Comments
Apn: 021-110-015, 021-400-011 P07-00855 & 856

The Napa County Fire Marshal staff has reviewed the use permit and tentative map for the St. Helena Hospital. After our discussions with the applicant and our site visit we recommend the following items shall be incorporated as project conditions or mitigation measures if the project is approved.

1. A vegetation management plan for the site is required. A minimum of 100' of defensible space around all structures will be required and slope and fuel characteristics may indicate more than 100' of defensible space is required. The vegetation management plan will need to address fuel modification on parcels and in the designated open space portions of the map that will remain under the ownership of the hospital and include initial fuel treatments, a maintenance plan and a process for annual certification to verify compliance with the plan.
2. Address numbers that comply with the 2007 California Fire Code will be required for all occupied structures.
3. Access road throughout the project site do not allow for vehicle parking. Roads will have to be identified as *No Parking Fire Lane*.
4. The fire department has requested that the applicant submit fire flow data for all fire hydrants in the project area to verify available fire flow information.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal



FILE #P07-00855-UP
#P07-00856-TM
#P07-00857-RZ

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

HILLARY GITELMAN
Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

PLEASE LOG ALL TIME INTO #P07-00855

TO: Building Dept

APPLICATION TITLE: St. Helena Hospital Use Permit, Tentative Map, and Zone Change
APN(S): 021-110-015 and 021-400-011

PLEASE LOG ALL TIME INTO #P07-00855

DESCRIPTION OF PROJECT: Request to subdivide property (7 parcels totaling approx. 59 acres into 31 parcels) to create 25 new parcels within a partially existing and partially proposed PD district for the purpose of locating existing dwellings units on separate parcels for ownership and financing purposes.

RESPONSE REQUEST DATE: 12/13/07 RESPONSE RETURN DATE: 1/11/08

PLEASE RESPOND VIA E-MAIL TO: strippi@co.napa.ca.us
OR FAX TO (707) 299-4235

This application (see enclosed project description and 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.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached
 Comments below.

See attached printout
of comments in Arcata

PLEASE LOG ALL TIME INTO #P07-00855

Name of contact person: Eric Barvard Telephone #: 299-1359

Email: ebarvard@co.napa.ca.us
Title: Plans & Permits Supervisor
Date: 3.15.08



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- Fees
- Workflow
- Attachments
- Reports
- Condition

Workflow

Application #:

Application Type: [Planning](#) / [PL Permits](#) / [Use Permit](#) / [Use Permit General](#)

Address: [10 WOODLAND ROAD, ST HELENA, CA 94574](#)

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ● Public Works Review ● Fire Review ✓ EM Review ● County Council Review ● Planning Review ● Building Review Planning Approval Closure 	<p>History - Building Review</p> <p>Status: Active Status Date: 03/15/2008</p> <p>Action By: ERIC BANVARD Department: NAPACO/////</p> <p>Start Time:</p> <p>End Time:</p> <p>Hours Spent: Billable:No Overtime:No</p> <p>Status Comment: <input type="button" value="Add Standard Comment"/></p>
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Possible issues with Building Code fire-resistive-rated construction requirements for walls, opening, and overhangs located adjacent to the proposed property lines. New property lines shall not create conditions that cause existing buildings to fail to comply with the code requirements found in the 2007 CA Building Code (CBC) unless the existing buildings are to be altered to comply with the appropriate fire resistive requirements. See 2007 CBC 704 and Table 602 in particular. The drawings submitted appear to create conditions where the face of the exterior walls of the existing structures will be less than 5 feet from the proposed property line or where the outside edge of overhangs will be less than 2 feet from the proposed property line. PROPOSED PARCELS 9, 15 AND 16 ARE OF MOST CONCERN.

Prior to Building Division approval of the proposed parcels the applicant must provide drawings to indicate that all the proposed property line locations will not create conditions of non-compliance. If proposed parcel lines are desired to be located such that the existing construction doesn't comply, then the effected buildings must be altered to conform to the fire-resistive-rated construction requirements of the 2007 CBC prior to final map approval. Applicable building permits for the work must be obtained prior to any construction; all work must comply with all applicable code requirements; submit complete & appropriate plans, specifications, engineering if needed, etc. when applying for permits.