



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

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APR 05 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To: Napa County Planning Department Chris Cahill, Planner	From: Napa County Environmental Management Department Kim Withrow, Sr. Env. Health Specialist
Date: April 1, 2010	Re: Use Permit Application for Napa 34 Commerce Center Located at Airport Blvd and Highway 29 Assessor Parcel # 057-210-056 File #P09-00329

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
2. The proposed development must be annexed to the Napa Sanitation District.
3. All waste water lines of the proposed development must be connected to the Napa Sanitation District.
4. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
5. 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.
6. Adequate area must be provided for collection of solid waste and recyclables. The applicant must include a minimum of two additional trash enclosures on the northern part of the proposed development. Additionally, all proposed enclosures must be widened to a

Withrow, Kim

From: Jeff Leonhardt [jleonhardt@rmw.com]
Sent: Wednesday, March 24, 2010 2:54 PM
To: Cahill, Christopher
Cc: Withrow, Kim
Subject: Napa Commerce Center - trash enclosures revisions and
Importance: High

Chris,

I think it would be helpful for the rest of the project team to receive a recap of the conference call we had with Kim Withrow regarding the trash enclosure agreement we reached. What follows is my understanding of the requirements and my take on items we discussed:

- I have read the "Solid Waste and Recycling Enclosure Standards" documents and it appears that roofs above trash enclosures are required only when the enclosure is intended to serve a food preparation facility / tenant. I am assuming that because no food preparation facilities / tenants are proposed nor anticipated, roofs are not required at the enclosures for this project.
- The southern portion of the site (buildings F, G & H) does not need additional enclosures.
- The project needs two additional trash enclosures to service the northern half of the site.
- All enclosures need to comply with the requirements detailed in the "Solid Waste and Recycling Enclosure Standards", not limited to, but specifically to accommodate an increased inside clear width. Kim mentioned an inside clear width of 18' but I assume she meant 16' as that is what is shown in Exhibits A, B & C in the "Solid Waste and Recycling Enclosure Standards" sent to me via PDF.
- As a result of the widening of the 3 enclosures shown currently serving the northern 5 buildings and as a result of the need to provide 2 additional enclosures at the northern half of the site, it is likely that between 6 and 9 parking stalls will need to be eliminated. Accordingly, the total area of buildings A, B, C, D & E will need to be reduced as needed to maintain the minimum parking ratios compared to building area. RMW will demonstrate compliance with these requirements prior to any building permits being issued.
- Ultimately, because of my limited time availability to adjust the submittal documentation at this time, the Planning and Environmental Engineering departments have agreed to add a condition of approval that states that the project design will be adjusted as described above to allow for the project to demonstrate compliance at a later date and that no building permits shall be issued until compliance is demonstrated.

Please let me know if you take exception to anything stated above.

Thanks much,

Jeff Leonhardt LEED AP
Principal

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3/26/2010



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FILE #: TPM 109.00330
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Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: ENVIRO. MGMT.

APPLICATION TITLE: NAPA COMMERCE CENTER APN: 057-210-056

DESCRIPTION OF PROJECT: USE PERMIT, VARIATION TO 21ASP DEV. STANDARDS,
TENT. PARCEL MAP, ~~EX~~ LOT LINE ADJ., 4X STORMWATER
WAIVER FOR A NEW 12 LOT ~ 500,000 SF WAREHOUSE /
OFFICE DEVELOPMENT IN THE AIRPORT INDUSTRIAL AREA.

RESPONSE REQUEST DATE: 8.6.09 RESPONSE RETURN DATE: 8.18.09^{IF} POSSIBLE

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

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.

Name of contact person: _____ Telephone #: _____

RECEIVED

AUG 06 2009

DEPT. OF
ENVIRONMENTAL MANAGEMENT

Email: _____
Title: _____
Date: _____

APJ

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