




A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

To: Sean Trippi, PBES-Planning	From: Nate Galambos, PBES Engineering 
Date: October 8, 2014	Re: Napa Pipe Development Plan and Tentative Map A.P.N. 046-400-030 & 046-412-005

The Engineering & Conservation Division (Engineering) has received and reviewed the Napa Redevelopment Partners, LLC's resubmittal for the project noted above. Upon review of the application material, Engineering finds the application to be **COMPLETE**. Engineering conditions the approval of the Development Plan and Tentative Map as presented below:

Prior to Final Map approval the applicant shall:

1. Fulfil all requirements for filing a Final Map as identified in the adopted Development Agreement and Napa County Code as they apply.
2. All improvements associated with this project shall be designed and installed in accordance with the approved Development Plan for the this project, the approved Development Agreement approved with this project and all Napa County codes and regulations as they all apply to this project.
3. Applicant shall create and participate in a cost sharing mechanism for off-site improvements as identified in the approved Development Agreement.
4. All access roads shall be dedicated for public use in the manner identified in the Development Agreement and Napa County Code as they apply.
5. All utilities for this project shall be reviewed and approved by the responsible agencies.
6. Prior to recordation of Final Map the applicant shall submit to and receive approval from FEMA for a Conditional Letter of Map Revision (CLOMR) for the removal of the project from a FEMA designated

special flood hazard area. The applicant shall prepare and submit the hydrology and hydraulic floodplain analysis following FEMA's MT-2 process.

7. Prior to recordation of Final Map the applicant shall submit a geotechnical report prepared by a registered professional with expertise in geology and/or geotechnical engineering that evaluates the long term effects of consolidation and subsidence resulting from the placement of fill over the entire project. The report shall provide mitigation alternatives if the effects are significant in the opinion of the registered professional.



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
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Date: October 8, 2014 - Revised	Re: Development Plan and Tentative Map for Napa Pipe APN: 046-412-005 & 046-400-030
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The development plan and tentative map application has been reviewed. In addition to the conditions of approval regarding water and sewer service applied by the Planning Division, the following conditions of approval must be satisfied prior to approval of development permits:

1. Adequate area must be provided for solid waste and recycling storage at all proposed residential and commercial development prior to pickup by the local solid waste hauler. The applicant must include the locations of the solid waste and recycling areas for each type of development in the development plan. The applicant may want to consult with the local solid waste hauler for assistance in locating enclosures and/or storage areas. The applicant shall also be aware the County of Napa has adopted and applies the City of Napa enclosure standards.
2. The proposed swimming pool must have a 4' wide deck around the entire pool; no landscaping may be located within 4' of the pool. Furthermore, the pool must meet requirements of the California Swimming Pool Code (portions of California Building Code, Health and Safety Code, Electrical Code); complete plans and specifications for plan review by this Division will be required. An annual operating permit will be required.
3. The wells slated for abandonment must be abandoned under a permit issued by this Division. Only licensed well drillers may apply for well permits in accordance with State law.
4. If any septic systems are located on the parcels, the septic tanks must be abandoned prior to beginning grading or demolition of any structures. A tank demolition permit will be required and may be obtained from this Division.



September 20, 2013

Conservation, Development, and Planning
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559



SUBJECT: NAPA PIPE - DEVELOPMENT PLAN AND TM, NAPA REDEVELOPMENT PARTNERS LLC,
1025 KAISER RD (Trippi)

The Napa Sanitation District has reviewed the above-named application. The following are the conditions of approval for the project.

The owner shall pay to the District the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

The District has identified the following comments based on the current application. The District reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan. The proposed project shall be subject to the following conditions of approval:

The proposed project shall be subject to the following conditions of approval:

1. The owner/developer shall comply with the sewer and recycled water mitigations/conditions identified in the EIR for the project.
2. The District reserves the right to establish additional conditions at the time of application for individual project components.
3. Studies to determine the impacts of the development on the District's collection system, treatment plant and recycled water system will be completed by District selected consultants. The owner shall enter into an agreement with the District to reimburse the District for all costs associated with the studies. The owner shall mitigate impacts to the District's collection system, treatment plant and recycled water system as identified in the studies. The owner will be required to offset their sanitary sewer flow above the anticipated volume in the District's 2007 Collection System Master Plan per Board Resolution 11-025. Contact the District for more information.
4. The owner shall submit a sanitary sewer and recycled water master plan prepared by a registered civil engineer. The master plan will be reviewed and approved by the District prior to submitting Improvement Plans. All sanitary sewer and recycled water improvements shall be consistent with the submitted master plan.
5. The recycled water system shall be designed as a private system. Sizing, length, points of connection, meters, service connections and other miscellaneous items shall be identified in the

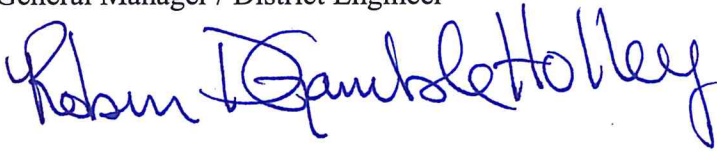
- master plan. The owner shall enter into an agreement with the District that outlines the maintenance responsibilities of the owner in regards to the private recycled water system. Also, the owner shall execute a recycled water user agreement which identifies a responsible person for operation and maintenance of the recycled water system.
6. The sanitary sewer system shall be designed as a public system. Size, length, slope, points of connection, lateral and other miscellaneous items shall be identified in the master plan.
 7. A plan showing the required sanitary sewer and recycled water improvements (public and private) shall be prepared by a registered civil engineer conforming to District standards, and shall be submitted to the District for approval.
 8. The subject development shall use recycled water for irrigation of common area landscape, parks and agriculture uses.
 9. All areas using recycled water shall be part of property/home owners association. Irrigation shall be performed through the association (the intent of the District is to have a manageable amount of individual users). The appropriate language shall be included in the CC&R's regarding maintenance of the private recycled water system and sanitary sewer laterals serving the buildings. A draft set shall be submitted to the District for review.
 10. The owner shall enter into an improvement agreement with the District, and post the appropriate bonds covering the sanitary sewer and recycled water work prior to recordation of the Final Map.
 11. All specialty hardscape/landscape features proposed within sanitary sewer easements shall be subject to approval by the District. If approved, the owner shall enter into an indemnification agreement with the District. Removal and/or replacement of the features shall be the responsibility of the owner.
 12. The private street area shall also be dedicated to the Napa Sanitation District as a sanitary sewer easement. Any portion of the public sanitary sewer system outside of streets shall have a minimum 20 foot wide easement granted to the District where required. No trees or other permanent structures will be allowed within this easement area. An all weather access drive shall be provided to manholes. Gates in easement areas shall meet the District's standards.
 13. If the owner desires to discharge the process wastewater to the District in the future, the owner would be required to pay capacity charges to the District based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time. At a minimum the facility would be subject to the following:
 - a. Installation of a flow meter and sampler on the process waste line
 - b. Insure that the discharge conforms with the District's Local Limits
 - c. Provide the District with a wastewater treatment plan
 - d. Obtain an Industrial Waste Discharge Permit from the District for the winery operation. Permit conditions would be established by the District at the time an application is made by the owner.
 14. Each parcel shall be served by a separate sanitary sewer lateral.
 15. The property currently has an active ground water discharge permit with the District. The owner shall comply with all conditions of the permit separately from this application.

16. No plumbing from the outdoor pool/spa areas or water features shall be connected to the sanitary sewer system.
17. Public sanitary sewer facilities are required to have a minimum of 36" of cover at all points. The proposed sanitary sewer facilities shall be designed to meet this requirement.
18. The owner shall obtain a demolition permit from the District prior to removal of the existing building. Demolition credits shall be valid for a period of two years from the date the demolition permit is issued.
19. The District has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at the District's website (www.NapaSan.com). The District may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.
20. The proposed development shall be subject to fees in effect at the time they are paid.

Please include this information as a part of your consideration of the application.

Sincerely,

Timothy B. Healy, P.E.
General Manager / District Engineer



by: Robin Gamble Holley
Junior Engineer

John J. Thompson



Napa Police Department

Sgt. Mike Hensley

1539 First St. Napa, CA 94559
(707) 258-7885

Date: March 4, 2014
To: Rick Tooker, CCD Director
From: Sgt. Mike Hensley, Napa Police Department
Subject: Napa Pipe Purpose Statement & Considerations

Purpose:

The following Considerations have been prepared for the Napa Pipe Project utilizing Crime Prevention Through Environmental Design (CPTED) principals in an effort to reduce the likelihood of potential crime in/and around the proposed Napa Pipe Project and to assist in enhancing the quality life for those that live in and visit the site. Due to its location at the southern edge of the city, the proposed increase in use by residents and visitors alike, the increase in demand for emergency services and general law enforcement patrol activities, the below Considerations are being offered.

Disclaimer: The following considerations are made for the purpose of reducing the likelihood of criminal activity. While no guarantee can be stated or implied, the concepts of CPTED have proven themselves internationally. The Napa Police Department offers the following considerations with the understanding that there is no way to predict or prevent all crime risks.

Considerations:

The Napa Police Department has the following considerations regarding the Napa Pipe Development:

1. Visibility of alleys from minor streets
 - a. Alleyways need to have adequate lighting so that the alley through is visible from minor streets and does not create dark shadow areas. Lighting should be white light, full cut-off design, damage resistant. Lighting should be adequate enough for emergency services to have clear view of the alleyway but not so bright that as to light trespass.
 - b. Greenery in alleyways needs to allow for clear view of alley from minor streets. Ground plants should be no higher than 2 feet and tree canopy minimally 6 feet in height to allow for clear natural surveillance for passersby's and emergency personnel.
2. Adequate lighting
 - a. Lighting shall be installed on private roadways to allow clear visibility during hours of darkness for vehicular travel.
3. Policing of private property parks outside the Napa Municipal Code becomes a challenge. Recommend that the developer confer with legal council and City Attorney regarding the possibility of adopting the Napa Municipal Code in private parks for this project. In addition, proper, long term, continued maintenance of the private parks is critical in reducing the likelihood of crime.
4. Park P1
 - a. Consider developing P1 in conjunction with lot E. without Lot E in place the park has nothing nearby to promote natural surveillance from everyday use.
 - b. P1 park pathways need to be wide enough to allow for police vehicle travel and be able to sustain the weight of the vehicle during normal operation. .
 - c. The HOA shall provide Napa Police and Fire Department with a key to unlock any installed bollards.
 - d. Activity generators need to be implemented in park P1 to increase its use. Activity generators such as children activities equipment and/or a fitness trail with exercise stations are just a couple examples. If the park has activity generators, citizens are more likely to use the park and will report suspicious and/or unlawful/criminal activity.
 - e. Lighting in the park should be adequate enough that emergency personnel on patrol and citizens can see potential criminal activity occurring yet not so bright as to promote night time use. Consider white light sources, full cut-off, pedestrian scale lighting. Motion sensing lighting could be an option to deter night time use.

- f. Consider utilizing vertical anti-climb fencing in areas where fencing is needed. This type of fencing reduces hiding locations and promotes natural surveillance.

- 5. Parks P4 and P5 has entrapment and emergency access issues. The proposal to build P4 and P5 with fencing to the east and west creates an entrapment area for users of the park. The only option for emergency exit for a user would be to south and north end. In addition, the proposal to build a drive path for emergency services to the west of the P4 and P5, outside the fence line, with interval access gates, is not ideal. In concept, this does provide access for police and fire to the park, however, this delays access to the park in the event of an emergency. Having to unlock a gate to enter the area could delay emergency services for the public and delay in potential apprehension of violators.

The police department feels that this creates a safety concern for the public and needs to be addressed. The police department offers the following considerations to alleviate the entrapment and access issue with P4 and P5:

- a. Do not install fencing to the east of the park. This will allow for an alternative escape path for a user. Move emergency access drive path to the east, inside the fence line, or
- b. Eliminate the walking path through the park and convert the park to green space only for ascetics purposes, or
- c. Phase the construction of the P4 and P5 in conjunction with commercial development to the east with no eastern fencing, or
- d. Move the railway tracks to the east. Place P4 and P5 to the west of the railway tracks, closer to the residential development. Install fencing to the east to prevent safety issues with the railway track and pedestrians.
- e. Consider utilizing vertical anti-climb fencing in areas where fencing is needed. This type of fencing reduces hiding locations and promotes natural surveillance.
- f. Lighting in the park should be adequate enough that emergency personnel on patrol and citizens can see potential criminal activity occurring yet not so bright as to promote night time use. Consider white light sources, full cut-off, pedestrian scale lighting. Motion sensing lighting could be an option to deter night time use.

- 6. Park P9.

- a. Consider developing P9 in conjunction with Lot B & A. This will promote natural surveillance form everyday use of the surrounding area.
- b. P9 park pathways need to be wide enough to allow for police vehicle travel and be able to sustain the weight of the vehicle during normal operation.

- c. The HOA shall provide Napa Police and Fire Department with a key to unlock any installed bollards.
 - d. Activity generators need to be implemented in park P9 to increase its use. Activity generators such as children activities equipment and/or a fitness trail with exercise stations are just a couple examples. If the park has activity generators, citizens are more likely to use the park and will report suspicious and/or unlawful/criminal activity.
 - e. Lighting in the park should be adequate enough that emergency personnel on patrol and citizens can see potential criminal activity occurring yet not so bright as to promote night time use. Consider white light sources, full cut-off, pedestrian scale lighting. Motion sensing lighting could be an option to deter night time use.
 - f. Consider utilizing vertical anti-climb fencing in areas where fencing is needed. This type of fencing reduces hiding locations and promotes natural surveillance.
7. Traffic Enforcement on private roadways.
- a. This has been resolved in the Shevland Ranch development by the homeowners association authorizing the Napa Police Department to enforce vehicle code violations on private property in accordance with the California Vehicle Code. If the Homeowners association gives authorization, the police department and public works need to provide input on proper signage in order to meet the requirements of the California Vehicle Code.
8. Connect northern Costco drive to residential area near Lot 10. As proposed, in the event of an emergency at Costco, access to Costco and surrounding businesses is circuitous.
9. Dedicated Police office space in new development. Given the location of the new development, at the southernmost area of the city, a dedicated secure Police office space for officers to write reports, access database systems and rest will assist in increasing the police presence in the area. The police department offers the following considerations for a police office space:
- a. Police office space within the proposed new Fire Station, or
 - b. A securable police office space provided in the proposed Community Center.
 - c. Ideally the office space should be in conjunction with a community center with capacity to hold community meetings with the public.
 - d. At least one dedicated police vehicle parking space is provided for the police office space.

- d. Staff shall make every effort to assist patrons that are intoxicated in acquiring alternative safe transportation such as a cab or sober driver.
 - e. Establishments with outdoor seating shall have adequate, uninterrupted separation barrier separating the public area from the private areas where alcohol is being served. Barrier should be designed in a manner that will minimize the potential for alcohol being passed to public areas from patio or outdoor seating area and prevent unauthorized patron access. Applicable building codes shall be followed for emergency egress and ADA compliance.
 - f. Establishments with rooftop service areas should consider high laminated glass walls (6 foot in height).
12. Establishments permitted to serve alcohol and permitted for late night service and/or entertainment shall have the above conditions for alcohol to include the following:
- g. No alcoholic beverage may be served on the premises after 1:30 AM, and no alcoholic beverages may be consumed on the premises after 2:00 AM.
 - h. Food menu service shall be offered during the business hours of operation.
 - i. All entertainment shall cease at 1:30am and lighting shall be restored to allow full illumination of the interior of the establishment by 2:00am.
 - j. Loitering shall be discouraged outside the business.
 - k. Business staff shall check the surrounding area of their business for litter and trash and clean the same at end of each night.
 - l. All criminal activity occurring in and/or around establishment shall be reported to law enforcement when observed.
 - m. Establishments with late entertainment shall have adequate security on site during hours the hours 10:00 PM and 2:00AM in order to adequately screen patrons and maintain a safe environment for patrons, citizens and surrounding businesses.
13. Police coverage of new development and current staffing levels.
14. Ability to police the Napa River given the proposed improvements and access to the waterway and riverfront. The Napa Police Department currently has no means to patrol the Napa River. Napa Sheriff's Department and the Napa Fire Department have boats for use when requested but only for incident resolution, not every day use.

Sgt. Mike Hensley

ATTACHMENT A
CITY OF NAPA
WATER DIVISION
INTER-OFFICE MEMORANDUM

To: Rick Tooker, Community Development Department
From: Joy Eldredge, Public Works Department-Water Division
Date: May 28, 2014
Subject: Napa Pipe Annexation
File Number: 13-0091
Address: 1025 Kaiser Road
APN:

The subject project has been reviewed by the Water Division and must comply with the City of Napa Public Works Department Standard Specifications and the special conditions listed below. Any questions concerning these conditions should be brought to the attention of the Public Works Department – Water Division.

Special Conditions of Approval

Prior to approval of the improvement plans:

1. Submit payments for water infrastructure improvements which are outlined as follows:
 - i) One-time payment for Water Supply: \$900,000 based on recent purchase of State Water Project entitlements from Town of Yountville.
 - ii) Infrastructure payment: The City requires reimbursement for specific treatment, transmission and storage infrastructure that directly benefit the Project. Costs shown below are the proportional share of design and construction costs (not including City staff time) of the facility based on the Project's demands. Reimbursement can be a one-time payment or a surcharge distributed equitably as development occurs.
 - Treatment: \$747,000 for Barwick Jamieson Treatment Plant.
 - Transmission: \$112,000 for 24-inch pipeline on Hwy 221 and \$137,000 for Dwyer Road Pump Station.
 - Storage: \$900,000 for Imola Tank and Pipeline.
 - iii) Connection Fee: contribute 50% of a water connection fee study to update fees and calculate a fee specific to the project which takes into account the payments made in item i and ii above.
2. Submittal of a soil corrosivity report which at a minimum shall include the following corrosivity tests: Chlorides (ASTM D4327), pH (ASTM D4972), resistivity at 100% saturation (ASTM G57), Sulfate (ASTM D4327), and REDOX Potential (ASTM D1498).

Note: corrosive soils may dictate the use of alternate materials and/or installation of additional corrosion protection measures on all public water infrastructure as approved by the Water Division.
3. Submit a civil improvement plan outlining water infrastructure improvements sufficient to meet City water quality, operational and fire flow standards, more specifically described as follows:

- i) Construct approximately 5,000-feet of 12-inch water line on Devlin Road and Soscol Ferry Road to provide a looped system and second feed to the project area.
 - ii) Railroad crossings and all points of connection required to supply all water infrastructure required for the project.
 - iii) Elimination of public water mains within the parking lanes (i.e. place in lanes of travel).
 - iv) Elimination of all public water infrastructure within any privately-owned alleys, streets, et al.
 - v) Elimination of dead-ends in any part of the public water system (i.e. all potable water pipelines shall be looped and connected to a grid).
 - vi) Installation of twelve-inch or eight-inch water mains in all proposed public streets along City-approved alignments.
 - vii) Installation of a sufficient number of hydrants on all public water facilities at City-approved locations.
 - viii) Installation of a sufficient number of water main valves at City-approved locations.
 - ix) Installation of a sufficient number of water quality monitoring/sampling stations at City-approved locations.
 - x) Installation of appropriately-sized potable water services (fire, commercial, residential, irrigation, etc.).
 - xi) Installation of all required corrosion protection measures on all public water facilities which at a minimum, shall consist of cathodic protection (CP) test stations, anodes, bond wiring, plastic sleeves, insulating flange gaskets, grounding components, et al. with electrical conductivity that is confirmed, tested and accepted by the City of Napa.
4. Submit a letter of intent from Southern Pacific Railroad (SPRR) outlining the commitment to establish a public water utility easement for multiple water utility crossings which at a minimum, shall include but not be limited to the following:
- Width of proposed easement (twenty feet minimum).
 - Size and type of proposed pipe(s) with casings.
 - Technical requirements for pipeline crossings across SPRR railroad right-of-way.

Prior to application of the building permit(s):

1. Construct all public and private water improvements as shown on the approved civil plans, the City of Napa Public Works Department Standard Specifications and the special conditions listed above.
Note: all pipeline construction involving the use of directional drilling installation methods shall be constructed by City-approved directional drilling contractors.
2. Ensure all cathodic protection measures are installed, tested, approved and accepted by a City-approved corrosion specialist to ensure electrical conductivity and to confirm all anodes meet the minimum electric potential requirements. All cathodic protection system(s) that fail inspection shall be removed, replaced and retested at the Applicant's expense.
Note: cathodic protection testing shall only occur after successful completion of the water main pressure tests. Prior to acceptance, the City of Napa shall review the corrosion specialists inspection report prior to determine whether the system has passed. Prior to final paving, the Contractor must receive City confirmation that all cathodic protection systems have passed inspection.
3. Submit all required connection fees at the Water Division office, 1340 Clay Street, Napa.

Prior to final building permit(s) sign-off:

1. Submit any remaining meter set and/or hot-tap fees to the Water Division office, 1340 Clay Street, Napa.
2. Identify all water meter boxes with the appropriate street address.
3. Provide the Water Division with written documentation identifying building connections and points of service. The documentation shall include APN of the parcel, street addresses associated with the parcel and the new water service account numbers specific to the addresses and/or parcels being served.
4. Install approved backflow prevention devices on all water services in accordance with City Standards.
5. Submit certification that all backflow devices have been installed and tested by an AWWA certified tester (a list of testers is provided by the City of Napa) to the City of Napa Water Division.
6. Record all "Private Water Easements" necessary to extend private services behind the public water meter to the properties of which they serve, as approved by the City.
7. Complete the water demand mitigation requirements of this project as specified by the City of Napa Water Division. The Applicant will be contacted by the City of Napa after obtaining a building permit specifying the requirements for the proposed project.

