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Agency Comments



A Tradition of Stewardship
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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Wyntress Balcher Planning Division	From: Patrick C. Ryan Engineering Service
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Date: March 22, 2016	Re: Permit No. P14-00296 Napa Vault Storage Conditions of Approval APN: 057-170-018
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The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit application, generally requesting the following:

Modification of use to construct a 130 unit industrial condominium facility. The layout of the facility would be in 11 buildings and 3 unit types. The site plan identifies 128 units that will be individually owned storage units, one owner's common area and one storage unit for a total of 130 units. Building area in total is 152,348 square feet. A minimum of 60' is provided between buildings to accommodate parallel parking at units and common drive for two way traffic. Thirteen additional parking stalls are included. The project proposes Low Impact Design strategies including routing drainage management areas to Bioretention facilities for treatment and hydromodification prior to discharging off site.

After careful review of the Napa Vault Storage Use Permit Modification application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. Providing no changes are made to the proposed project or to Federal, State or Local codes and regulations this Divisions supports this proposed development with the following required conditions listed herein.

EXISTING CONDITIONS:

1. The County of Napa parcel 057-170-018 is located at 1055 Soscol Ferry Road, Napa County, CA.
2. The existing parcel is currently zoned GI:AC, General Industrial : Airport Compatibility Combination District.
3. The existing parcel is located within Cal Fire's Local Responsibility Area (LRA).
4. The existing property is currently undeveloped
5. The existing parcel is part of the Napa River Watershed, Soscol Creek tributary.

REQUIRED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any roadway, proposed new or reconstructed, shall meet the requirements for a Commercial, Industrial, Non-Residential driveway roadway compliant with the 2016 Napa County Road and Street Standards (RSS). Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) or an engineered equivalent section in accordance with Section 27 of the 2016 Napa County RSS.
2. Any proposed or required new parking shall meet the requirements outlined in the 2016 Napa County RSS, Section 9 and/or Detail D-8.
3. The applicant shall obtain encroachment permits from Napa County Public Works Department for all work performed in the right-of-ways.

SITE IMPROVEMENTS:

4. A separate Grading Permit Applications shall be required for the proposed Site Improvements.
5. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
8. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
10. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent

(NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

11. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
12. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
13. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

14. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. An updated Stormwater Control Plan for Regulated Projects shall be submitted prior to any permit approval and shall comply with the site design measures, stormwater treatment and hydromodification, source control measures, and on-going maintenance and operation of these facilities.
15. On-site storm drain inlets shall be marked with the words "No Dumping! Flows to Bay" or similar.
16. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system.
17. Refuse Areas shall be covered, graded, and paved to prevent run-on and runoff. And drains within a refuse area shall be connected to a grease removal device before discharge to a sanitary sewer or approved closed loop system.
18. Provide for ongoing Operation and Maintenance Plan including executing a Stormwater Management Facilities Agreement, which runs with the land and provides for periodic inspections and reporting at the facilities owner's expense.

ANY CHANGES IN USE OR DESIGN MAY NECESSITATE ADDITIONAL REVIEW AND CONDITIONS FOR APPROVAL.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org.



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1195 Third Street, Suite 210
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David Morrison
Director

MEMORANDUM

To: Wynpress Balcher, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: May 27, 2016	Re: Application for Napa Vault (Acorn 6A) Storage Soscol Ferry Road Assessor Parcel 057-170-018 File # P14-00296

The application requesting approval to construct 130 storage units and common area as described in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Plans for the proposed sanitary wastewater subsurface drip 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. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

Please be advised-requirements for wastewater treatment systems in Napa County are being reviewed and will be modified to comply with Regional Water Quality Control Board (RWQCB) minimum standards (Onsite Wastewater Treatment System Policy). The owner will have to comply with wastewater system requirements in place at the time the application for a building permit is filed and the sewage installation permit is secured.

2. A permit to construct the proposed sanitary wastewater wastewater system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual

operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.

4. Adequate area must be provided for collection of recyclables. The applicant must work with 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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

During construction and/or prior to final occupancy being granted:

5. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary wastewater treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
6. 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.

Upon final occupancy and thereafter:

7. 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, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
8. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

9. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities

which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.

10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. The sanitary wastewater treatment system must be monitored by an approved service provider with reports electronically submitted to this Department two times per year.



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**Napa County Fire Department
Fire Marshal's Office**
2721 Napa Valley Corporate Drive
Napa, CA 94558

Office: (707) 299-1464
Direct: (707) 299-1461

**Joe Petersen
Fire Marshal**

MEMORANDUM

TO: Wynpress Balcher
Planning Division

FROM: Joe Petersen
Fire Department

DATE: April 13, 2016

SUBJECT: B15-00298 1055 Soscol Ferry Road APN:057-170-018

The Napa County Fire Marshal's Office has reviewed the Building Permit application package for 1055 Soscol Ferry Road. The Fire Marshal requires the following conditions to be incorporated prior to approval of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions of me, contact me at (707)299-1461 or email at joe.petersen@fire.ca.gov.



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Department of Public Works

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Main: (707) 253-4351
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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: September 15, 2015	Re: Napa Vault Storage P15-00298/P14-00296

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

Street frontage improvements required. The project shall construct improvements along Soscol Ferry Road fronting the property, consistent with the Airport Industrial Area Specific Plan (AIASP) design standards for 3-lane collectors and the Countywide Bicycle Plan (CBP), including a minimum 10-foot multi-use path the full length of the frontage. The improvements shall be constructed in compliance with the AIASP, CBP and the Napa County Road & Street Standards. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements.

An encroachment permit will be required during the building permit phase. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

Traffic Mitigation Fees required. All new development, or improvements to existing development that will generate additional traffic, in the Airport Industrial Area are required to pay a Traffic Mitigation Fee. The fees collected are used to fund the construction of new roads and intersection improvements in the area.

More information on these is available at our website:

<http://www.countyofnapa.org/publicworks/roads/>

Please contact me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.