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Application Documents



A Tradition of Stewardship
A Commitment to Service

file No P14-00296-UP

Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: Build a total 160,080 sq ft industrial product contained in two buildings. Average size of individual units is 1,177 sq ft. Each unit individually owned. Operated by HOA with 136 owners. Concrete tilt up, high ceilings, commercial grade 14' to 18' wide by 14' high w/overhead doors

*Application Fee Deposit: \$ 5000.- Receipt No. 104170 Received by: TA Date: 9/18/14

*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: Acorn 6A Storage

Assessor's Parcel No: 057-170-018 Existing Parcel Size: 10.32 ac.

Site Address/Location: Soscol Ferry Road Napa CA 94558
No. Street City State Zip

Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Storage Tech, LLC Erik Redmond

Mailing Address: 2783 Napa Valley Corporate Drive Napa CA 94558
No. Street City State Zip

Telephone No: (707) 226 - 1458 E-Mail: erik@redjh.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No: (____) _____ - _____ E-Mail: _____

Representative (if applicable): Christopher M. Tibbits

Mailing Address: 1515 Fourth Street Napa CA 94559
No. Street City State Zip

Telephone No: (707) 252 - 3301 E-Mail: ctibbits@rsacivil.com

RECEIVED

SEP 18 2014

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Please see attached plan. Proposing to build 160,080 s.f. of industrial product contained in two buildings on the 10.32 acre site. Average size of individual units is 1,177 s.f. We are proposing to sell each individual unit. Site will be operated by an HOA with 136 owners. Buildings are to be concrete tilt-up, high ceilings, commercial grade, 14' to 18' wide by 14' high with overhead doors. There will be CC&R's recorded on the property and enforced by the HOA. Please see updated traffic report for activity, cumulative, for the site use.

What, if any, additional licenses or approvals will be required to allow the use?

District NA

Regional NA

State Army Corp of Engineers 404 Permit

Federal NA

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

No off-site improvements are proposed; on-site improvements include grading, paving and construction of newly created wetlands. Water system improvements include a private system with tanks for fire and domestic water use; sewer improvements include an on-site septic disposal field, collection system, RV dump station and a stormwater collection system and implementation of BMP's.

Improvements, cont.

Total on-site parking spaces: 0 existing See Plans proposed
Loading areas: 0 existing 0 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
 Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 10 acres

Employment and Hours of Operation

Days of operation: 0 existing all year proposed
Hours of operation: 0 existing 24 hours per day proposed
Anticipated number of employee shifts: 0 existing 0 proposed
Anticipated shift hours: 0 existing 0 proposed

Maximum Number of on-site employees:

10 or fewer 11-24 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

other (specify number) 0

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Erik Bedford

Print Name of Property Owner

 9/12/14

Signature of Property Owner

VICE PRESIDENT
STORAGE TECH LLC

Date

Print Name Signature of Applicant (if different)

Signature of Applicant

Date

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>well</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	0 _____ gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	400 _____ gal/d	400 _____ gal/d
Water availability (in gallons/minute):	>30 _____ gal/m	>30 _____ gal/m
Capacity of water storage system:	<u>TBD</u> _____ gal	<u>TBD</u> _____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tank</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	_____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on site</u>	_____
Name of disposal agency (if sewage district, city, community system):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	0 _____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	<u>See Septic</u> _____ gal/d	<u>See Septic</u> _____ gal/d
Future waste disposal design capacity:	<u>See Septic</u> _____ gal/d	<u>See Septic</u> _____ gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): Site to balance

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Storage Tech, LLC			
BUSINESS SITE ADDRESS 1055 Soscol Ferry Road			
BUSINESS SITE CITY Napa	104	CA	ZIP CODE 94558 105
CONTACT NAME Erik Bedford	106	PHONE 707-226-1458	107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....			
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)



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A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
057-170-018	10.32	1.0	10.32

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		PROPOSED USE:	
Residential	<u>0</u> af/yr	Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr	Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr	Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr	Commercial	<u>.22</u> f/yr
Vineyard*	<u>0</u> af/yr	Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr	Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr	Landscaping	<u>1.83</u> af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
<u>NA</u>	af/yr	<u>NA</u>	af/yr
_____	af/yr	_____	af/yr
_____	af/yr	_____	af/yr

TOTAL: 0 af/yr
0 gallons**

TOTAL: 2.05 af/yr
TOTAL: 667,995 gallons**

Is the proposed use less than the existing usage? Yes No Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

See David Bess Letter

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: _____ Date: 09/15/2014 Phone: 707-252-3301

FILE # P15-00298
P14-#0296



COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210 Napa, California 94559 (707) 253-4417

APPLICATION FOR TENTATIVE PARCEL OR TENTATIVE SUBDIVISION MAP

A Tradition of Stewardship
A Commitment to Service

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

(Please type or print legibly)

PROJECT NAME: NAPA VAULT

Assessor's Parcel #: 057-170-018 Existing Parcel Size: 10.32 AC

Site Address/Location: SUSCOL FERRY RD. NAPA CA 94558
No. Street City State Zip

Property Owner's Name: STORAGE TECH, LLC

Mailing Address: 2783 NAPA VALLEY CORPORATE DR. NAPA CA 94558
No. Street City State Zip

Telephone #: (707) 226-1458 Fax #: () - _____ E-Mail: ERIK@CITYVAULT.COM

Applicant's Name: ERIK BEDFORD

Mailing Address: SAME AS OWNER
No. Street City State Zip

Telephone #: () - _____ Fax #: () - _____ E-Mail: _____

Status of Applicant's Interest in Property: OWNER

Representative Name: _____

Mailing Address: _____
No. Street City State Zip

Telephone # () - _____ Fax #: () - _____ E-Mail: _____

Purpose for Division: TO CREATE INDUSTRIAL UNITS FOR SALE

Vesting Map? YES NO

I certify that all above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations, including access to County Assessor's Records, as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 9/3/15 _____
Signature of Property Owner Date Signature of Applicant Date

ERIK BEDFORD V.P. _____
Print Name Print Name

STORAGE TECH LLC

TO BE COMPLETED BY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

*Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

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SEP 09 2015

Napa County Planning Building
& Environmental Services

USE PERMIT MODIFICATION: PROJECT STATEMENT
Napa Vault, Suscol Ferry Road, Napa
APN: 057-170-018

APPLICANT/OWNER

Storage Tech, LLC
2783 Napa Valley Corporate Drive
Napa CA 94558

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SEP 09 2015

Napa County Planning, Building
& Environmental Services

APN: 057-170-018

ACREAGE: 10.32 acres

GENERAL PLAN DESIGNATION: I: Industrial

ZONING DESIGNATION: GI:AC, General Industrial: Airport Compatibility

GENERAL PROJECT DESCRIPTION:

In 2006 the Suscol Creek Winery was approved as a 200,000 gallon per year facility with by appointment visitation for an average of 70 visitors a week and a marketing plan with 4 events per week (P05-0434-UP). In 2009, a use permit modification was approved to increase the production to 600,000 gallons per year, increase floor area, increase employees, increase visitation to 100 persons per week, increase onsite parking from 36 to 55 spaces, revise the waste treatment system and to divide the property into separate condominium units. Both a Use Permit modification and Tentative Map were approved. The Use Permit was used pursuant to Napa County Code (Section 18.124.080).

The current owner, Storage Tech, LLC, filed for a Use Permit Modification and Tentative map in 2014 (P014-00296-UP). This narrative and supplemental materials have been prepared to supplement this application. Storage Tech, LLC has developed industrial designed storage facilities that are owned rather than rented by users. They have successfully completed six similar projects in Colorado. The industrial storage units within an ownership model include amenities that are not typically available at traditional storage facilities, such as a common area and restrooms. The units include insulation, heat, power, and interior lighting. Some units also feature dual ingress / egress access. Similar to any other condominium, an owner can "upgrade" the interior of the unit to accommodate their own storage needs to their design standards. The exterior of the buildings, common areas and landscaping will managed by an owners association to ensure long term maintenance for the facility. Storage Tech, LLC has requested a modification of use to construct a 130 unit industrial condominium facility.

The layout of the facility would be in 11 buildings with 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. There are a total of 7 restrooms available to owners. Building area in total is 152,348 square feet. A minimum of 60' is provided between buildings, leaving ample space for an owner to park in front of their unit without impeding other owners from passing. In addition, 13 parking stalls are included. The following is a breakdown of each building:

BUILDING	SIZE (SF)	STORAGE UNITS	OTHER UNITS	DESCRIPTION
A	12,336	11	1	OWNER COMMON AREA WITH BATHROOMS (2) AND COUNTER SINK
B	13,520	12		
C	27,648	24		EXTERIOR ACCESS RESTROOMS (2)
D	12,096	12		
E	13,500	12		EXTERIOR ACCESS RESTROOM (1)
F	17,280	16		
G	9,504	6		
H	12,000	10		EXTERIOR ACCESS RESTROOM (1)
I	10,880	7		
J	14,890	12	1	STORAGE AREA AND BATHROOM (1)
K	8,694	6		
TOTAL	152,348	128	2	

BACKGROUND AND ENVIRONMENTAL SUMMARY

Both the 2006 and the 2009 use permits were used pursuant to Napa County Code (Section 18.124.080). A Mitigated Negative Declaration was adopted by the Planning Commission associated with the original use permit and a Subsequent Mitigated Negative Declaration was adopted associated with the 2009 use permit modification and Tentative Map. The following information is a summary of relevant environmental information, project conditions and comparisons to the proposed request:

USE

The existing use is a 600,000 gallon per year winery with multiple winery tenants. The winery required 8,400 GPD of water, produced 8,219 GPD winery waste water and 700 GPS sanitary waste water. Both water and wastewater demand for the storage facility is significantly lower than the demand evaluated for winery use. The proposed project requires 400 GPD of water, produces no winery waste water and produces 200 GPD of sanitary waste water. Therefore, comparing the proposed

storage use to the existing winery use, there is a 95% decrease in total water demand and a 71% decrease in sanitary waste disposal.

BUILDING DESIGN AND LAYOUT

The approved winery building is 66,338 square feet. In addition, the winery included approximately 90,000 square feet of area for spray field to distribute winery wastewater and approximately 108,000 square feet of covered work area, parking area and process waste treatment area. The proposed project has a 152,348 square feet of building, 157,117 square feet of additional impervious area and no spray fields.

ENVIRONMENTAL

A Mitigation Monitoring and Reporting Program was approved with the 2009 Use Permit. This plan included mitigations for potential impacts to Biological Resources, Hydrology and Water Quality and Traffic. The following information was obtained to compare the proposed project to the approved winery Use Permit to determine whether the existing project Mitigations are adequate for the revised proposal. One mitigation measure (MM XV.a.1 (Transportation/Traffic) was determined to be not applicable. The remaining mitigation measures remain applicable.

Traffic

The traffic report prepared for the 2009 Use Permit (George Nickelson, April 22, 2009) outlined the winery's expected daily traffic generation on a typical weekday of 67 daily trips and typical Saturday of 48 daily trips. Harvest season assumed 84 daily trips. The PM peak hour was assumed to be 25% of the daily total or 17 PM peak hour trips. The report concluded that for the winery, the daily volumes in/out of the westerly driveway would exceed the levels at which a left-turn lane would be warranted. Volumes at the easterly driveway would be well below the minimum threshold for a left turn lane.

The revised project also includes two entry/exit driveways. Crane Transportation completed a trip generation report for the proposed project, concluding that the project would generate 34 daily 2-way trips and 3 weekday PM peak hour trips, significantly less than the winery use. Therefore, comparing the proposed storage use to the existing winery use, there is a 49% decrease in daily 2 way trips and an 82% decrease in the weekday PM peak hour trips. Mitigation Measure XV.a.1 is no longer applicable to the revised project as the daily volumes both in an easterly and westerly direction are well below the minimum threshold for a left turn lane. The existing project mitigation (Mitigation Measure XV.b.1) requires that the permittee

submit payment of the Napa County's traffic mitigation fee in accordance with Board Resolution 08-20. This fee is still applicable based upon the PM peak hour trips.

Biological and Suscol Creek Setback

The 2006 winery approval included reducing the setback along Suscol Creek from 150 feet to 75 feet. In exchange for the encroachment, the applicant at that time voluntarily proposed to enhance the habitat within the proposed 75-foot creek setback by removing non-native vegetation (primarily Himalayan blackberry) and promoting growth and maintenance of native species. The MND biological resources section for the approved winery was based on three biological reports. The reports found no presence of the Swainson's hawk (a species listed as threatened under the California Endangered Species Act) on the project site, but noted the presence of this species in the area. The reports also identified a drainage swale near Suscol Ferry Road as a wetland (verified as jurisdictional by the Corps in 2007, but verification has since expired) and indicated that the Suscol Creek setback reduction as requested would not likely adversely affect the creek or the adjoining riparian habitat. The report recommended the removal of invasive, non-native Himalayan blackberry plants and replacement with native plant species. Subsequent to the approval of the use permit, a 1602 Lake and Streambed Alteration Agreement with the California Department of Fish and Wildlife (CDFW) (then Fish and Game) was entered into by the property owner for the habitat enhancement work. A mitigation measure was included in the agreement requiring continued coordination with CDFW to ensure that aquatic populations are not adversely affected by creek restoration activities. The use permit was determined to be used based upon the creek enhancement and restoration work performed by the applicant. The 75-foot setback is shown on the project plans.

LSA biologists Richard Nichols and Eric Lichtwardt conducted a site visit and preliminary analysis of the proposed 130-unit storage facility on July 15, 2015 to evaluate the proposed project in comparison to the existing project. LSA has provided a summary regarding the results of this site visit and summary regarding the existing mitigation measures. They have concluded that all the mitigations under Biological Resources and Hydrology and Water Quality remain applicable and no new mitigation measures would be required.

Enclosures:

Use Permit Modification and Tentative Parcel Map (Sheets TM1, TM 2 and TM3)
Site Plan, with Buildings labeled (Sheet A1.1)
Elevations
Conceptual Landscape Plan
Trip Generation Projections, Crane Transportation Group, May 19, 2015
LSA Biological Evaluation of proposed project

Balanced Planning, Inc.

10 Canopy Lane
Napa, CA 94558

Phone: (707) 337-3385
e-mail: beth@bpnapa.com

Wyntress Balcher
Napa County PB&ES
1195 Third Street, Suite 210
Napa, CA 94559

RECEIVED

SEP 09 2015

Napa County Planning, Building
& Environmental Services

September 9, 2015

SUBJECT: #P14-00296-UP, NAPA VAULT
APN: 057-170-018

Dear Wyntress:

We have compiled the permitting history for the above referenced project in an effort to more fully describe both the existing permitted use and the proposed modification. The project that was filed on September 18, 2014 was determined to be incomplete as outlined in your October 14, 2014 letter. The enclosed materials were compiled to provide you with a more detailed site history as well as the responses to the issues listed in your letter.

1. The project has been defined in more detail in the attached narrative. In brief summary, the applicant is requesting a modification to the existing Use Permit to construct a 130 unit storage facility in 11 buildings. The units will be sold rather than rented, so a Tentative Parcel Map is a part of the request and Tentative Map Plans are enclosed. A Tentative Map application form is also enclosed to provide applicant and owner information, but all other project details, including a Wastewater Feasibility Report, Stormwater Plan, Geotechnical Study and an Indemnification Form, were filed with the Use Permit. We are providing an updated Traffic Assessment and an additional Biological Assessment to supplement the application materials. This will not be a vesting map.
2. A revised site map is enclosed that includes building elevations, detail of storage unit types, location of the owners' area, bathrooms and storage, and preliminary landscape plan. Signage has not been developed at this stage.
3. The existing Use Permit, which has been deemed "used" pursuant to Napa County Code Section 18, 124.080 established a 75' setback. The applicant has obtained additional site evaluation regarding the applicability of this setback from Biologists at LSA. Please refer to the enclosed summary report from LSA for further detail.

4. Refer to the responses from RSA+ that addresses the comments in the October 14, 2014 memo from Environmental Health.
5. Refer to the responses from RSA+ that addresses the comments in the October 10, 2014 memo from Engineering Services Division.

We would like to supplement the application with the following additional materials:

- Project Statement
- Use Permit Modification and Tentative Parcel Map (Sheets TM1, TM 2 and TM3)
- Signed Tentative Map Application Form
- Site Plan, with Buildings labeled (Sheet A1.1)
- Elevations
- Conceptual Landscape Plan
- Trip Generation Projections, Crane Transportation Group, May 19, 2015
- LSA Biological Evaluation, August 28, 2015

We look forward to continuing the review process for this project. If you have any questions, please don't hesitate to call any member of our team.

Sincerely,



Beth Painter
Balanced Planning, Inc.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Napa Vault, 039-610-006
Project number if known: #P14-00296-MOD
Contact person: Beth Painter
Contact email & phone number: beth@bnapa.com (707)337-3385
Today's date: December 17, 2015

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> Very low energy use, as units are not heated. <hr/> <hr/> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> <hr/> <hr/>

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DEC 18 2015

Napa County Planning, Building & Environmental Services

As approved by the Planning Commission
07/03/2013

Already Plan
Doing To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

Continued removal of non-native blackberries adjacent to Suscol Creek.

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles n/a as there are no employees
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

Buildings are inherently efficient as they are not heated.

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other:

No employees for this project.

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

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DEC 18 2015

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& Environmental Services

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07/03/2013

Already Plan
Doing To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Lights within units will use energy efficient bulbs. ERIK: IS THERE AN AUTO OFF FOR LIGHTS?

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

The roof will be light in color, but non-reflective due to proximity to the airport

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

The use has no employees and owners will not arrive by bicycle.

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Installation of the Class I bike path is included along the frontage.
