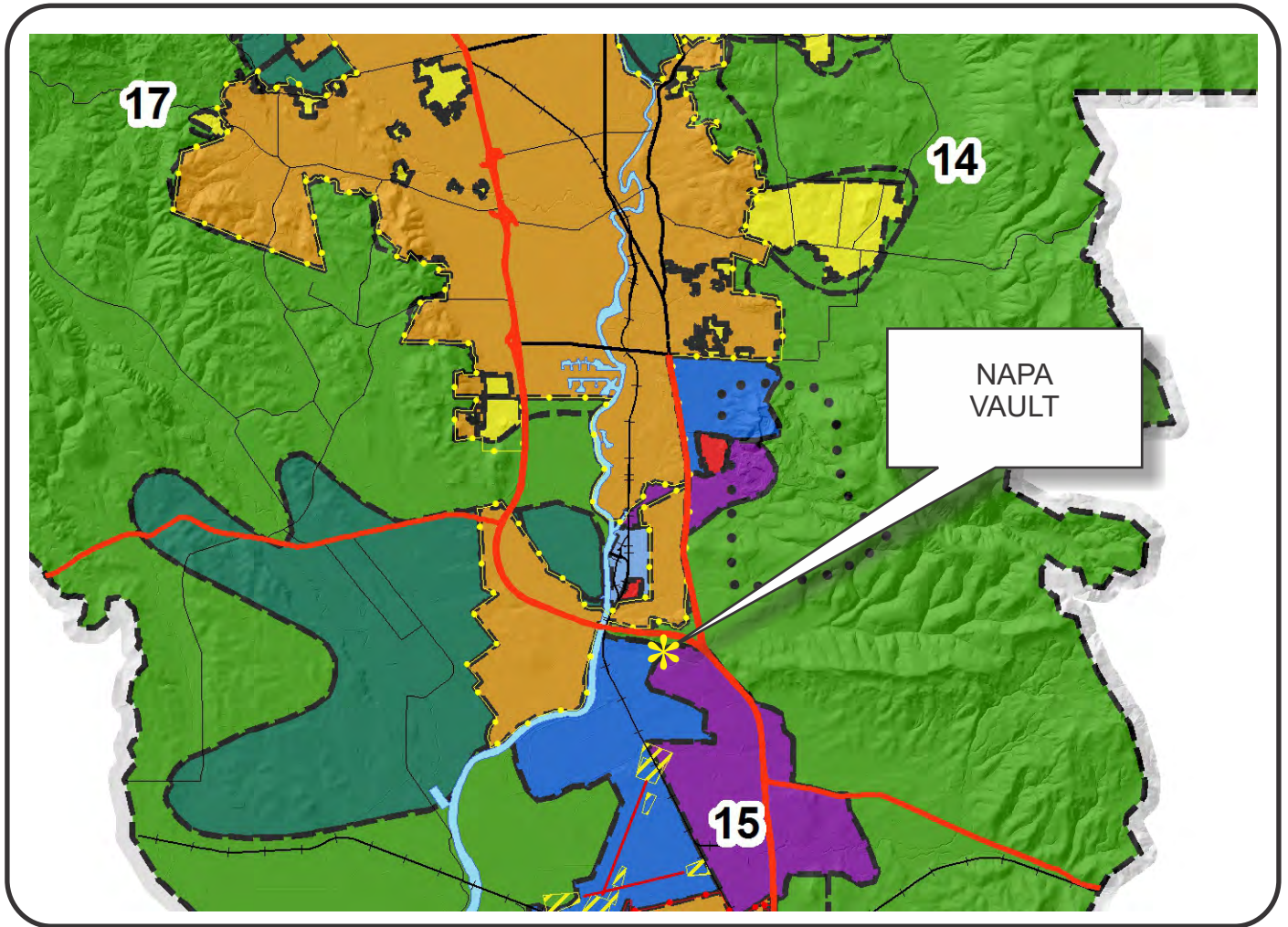


“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

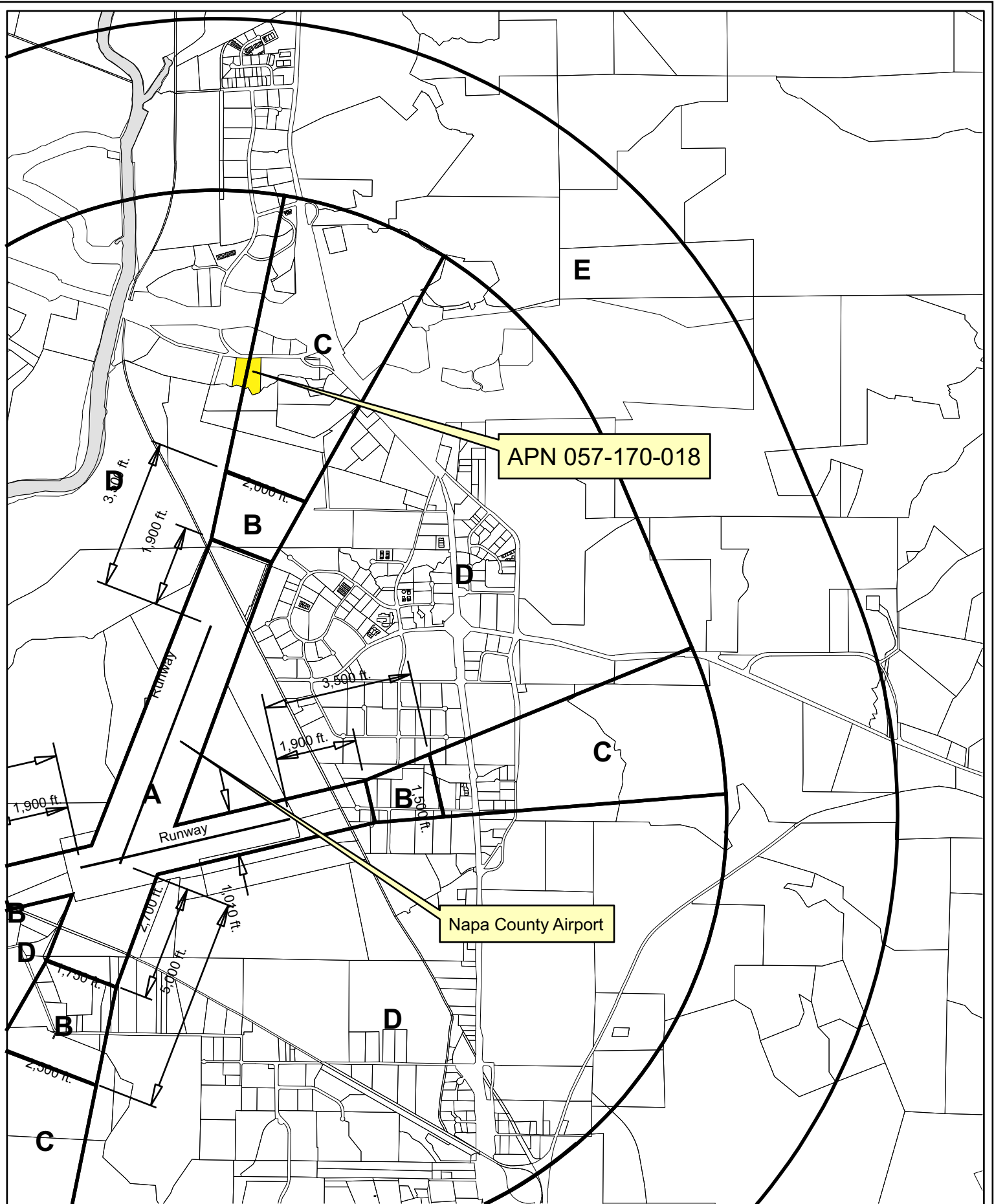
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-170-018
06-22-2016
3C UP



Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



By Resolution of the Board of Supervisors
As Amended to Date

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

Compatibility Plan

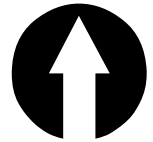
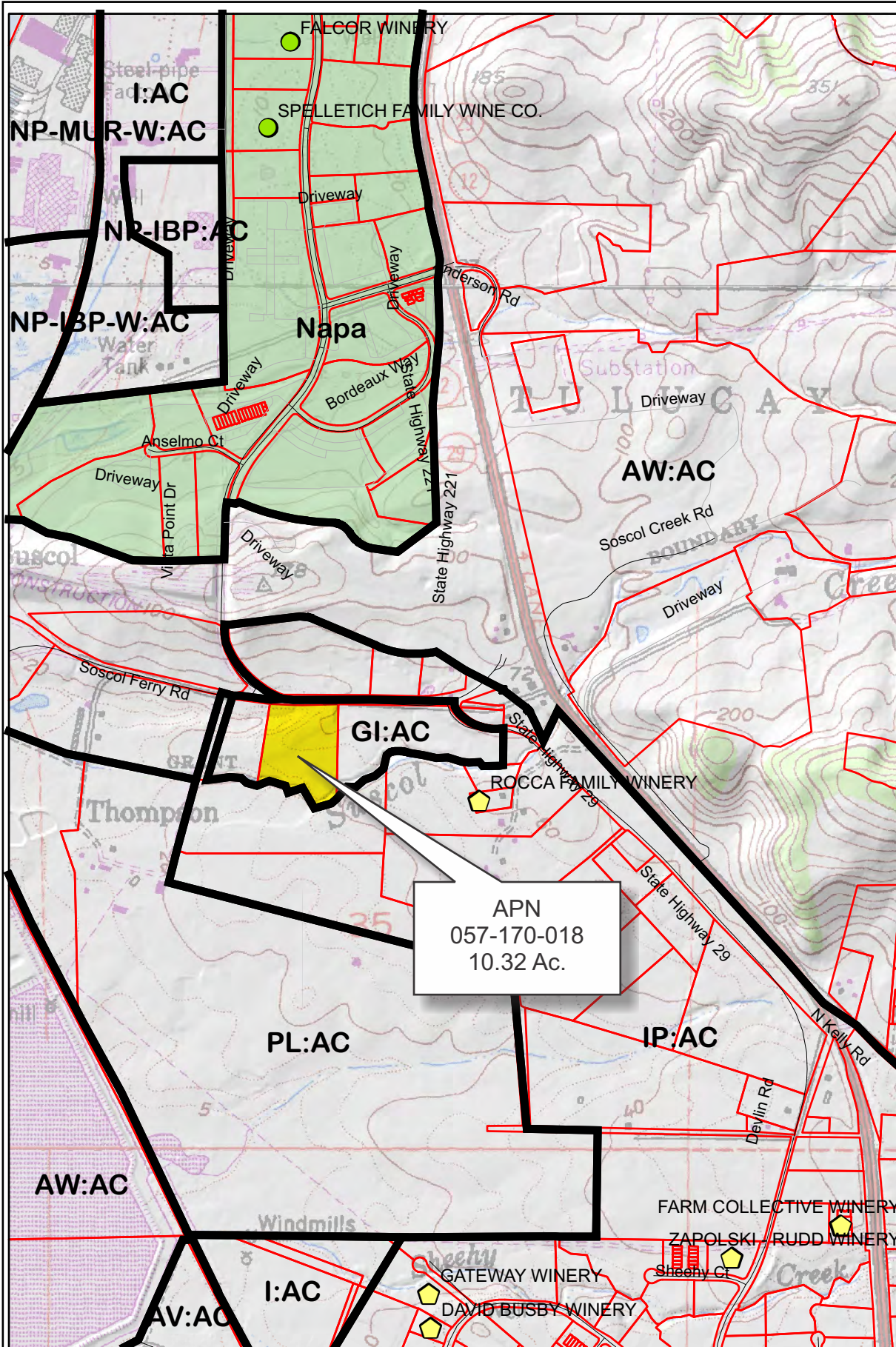
Napa County Airport



0 700 1,400 2,800'

Napa County P.B.E.S. - 01/2016

NAPA VAULT

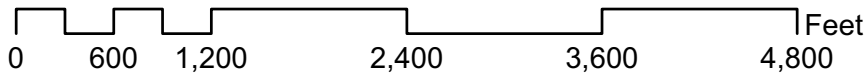


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▭ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels



06-22-2016

3C

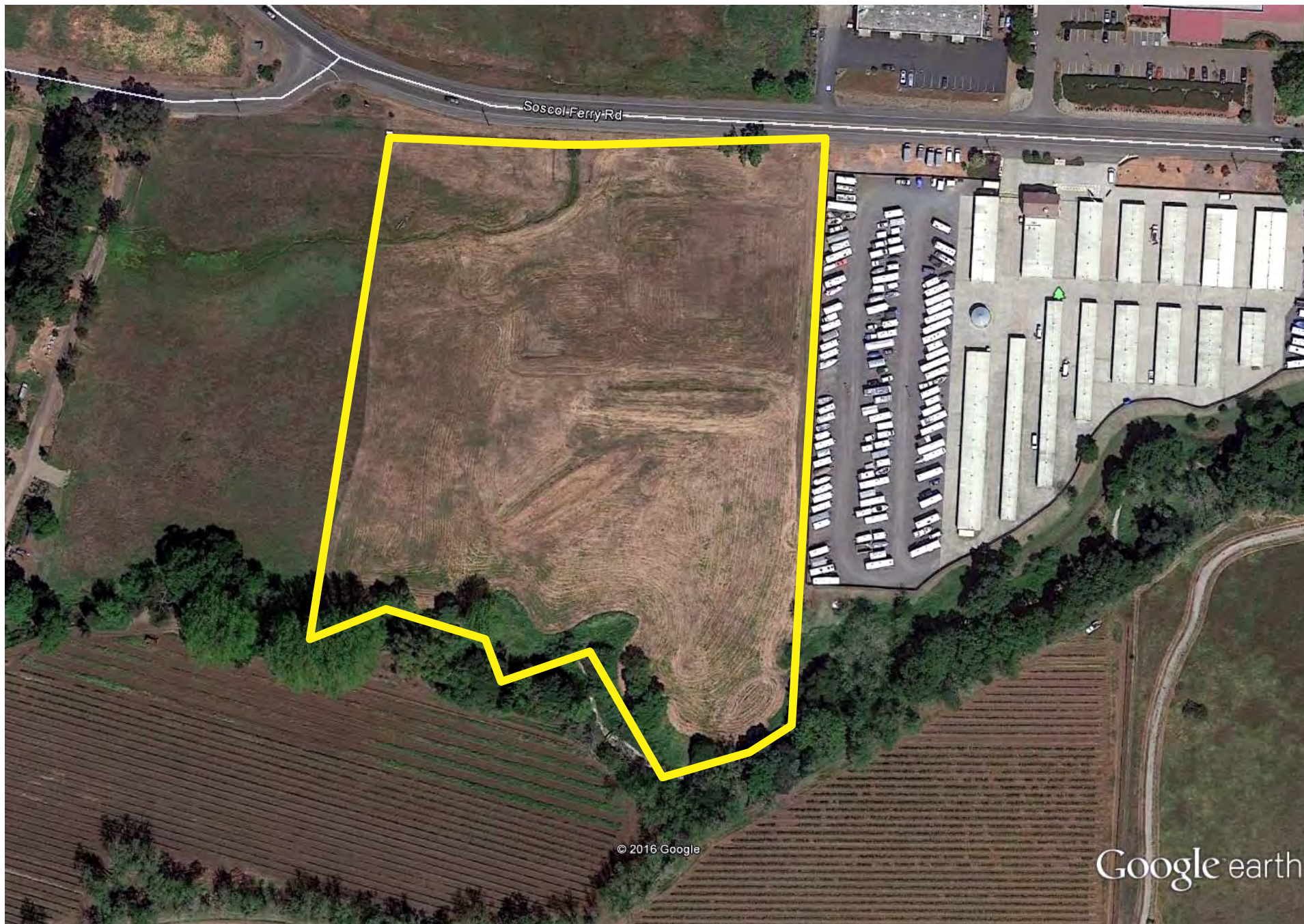
UP



Napa County Conservation
Development and Planning Department

P14-00296_Napa-Vault_up1.cdr

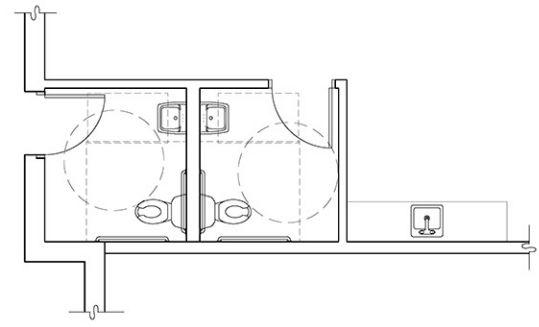
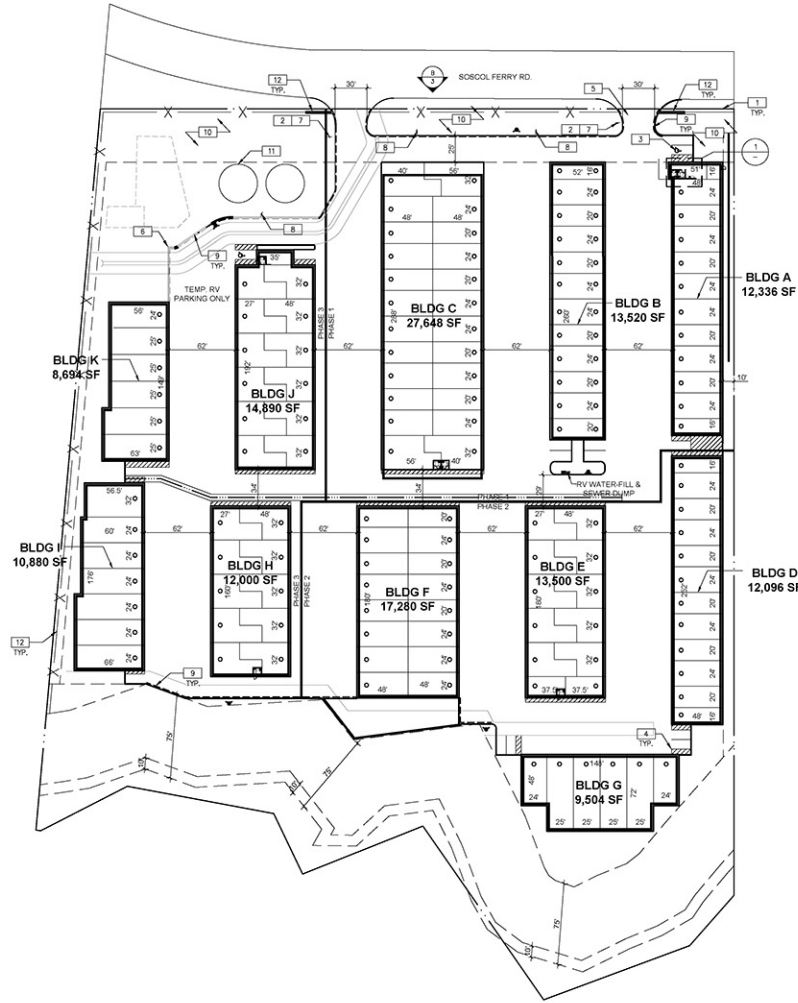
NAPA VAULT



© 2016 Google

Google earth

Existing Conditions



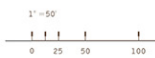
ENLARGED RR PLAN
SCALE: 3/8"=1'-0"

SITE PLAN NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (———)
- 2 UNAUTHORIZED VEHICLE PARKING SIGN (8)
- 3 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE (8 AS.1)
- 4 PAINTED PARKING STRIPING PER CITY STANDARDS
- 5 NEW DRIVEWAY, SEE CIVIL DRAWINGS
- 6 NEW RETAINING WALL, SEE CIVIL DRAWINGS
- 7 FIRELANE ENTRY SIGNAGE, SEE (7)
- 8 FIRELANE SIGNAGE, SEE (8 AS.1)
- 9 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE (9 AS.1)
- 10 LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
- 11 WATER STORAGE TANK, SEE CIVIL DRAWINGS
- 12 FUTURE FENCE AND GATE (———)

SITE LEGEND

- T TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- 1 PARKING STALL COUNT TOTAL.
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ▨ FIRE LANE (HATCHES)



SITE PLAN
SCALE: 1"=50'-0"

WARE, MALCOMB
Leading Design for Commercial Real Estate

architects
interiors
landscape
civil engineering
6800 Huber Dr., Suite 300
Pharmacia, CA 94880
Phone: 925.438.2200
Fax: 925.438.2400

NAPA VAULT
1055 SOSCUL FERRY ROAD
NAPA VALLEY, CALIFORNIA

SITE PLAN	
REVISIONS	
DATE	

PA / PM:	
DRAWN BY:	ccsd
JOB NO.:	

SHEET
A1.1



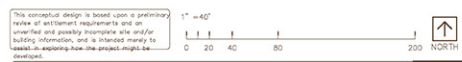
- LEGEND**
- EVERGREEN TREE
 - DECIDUOUS TREE
 - COLUMNAR DECIDUOUS TREE
 - FLW ACCENT TREE
 - EXISTING TREE
 - GROUND COVER
 - PERENNIALS & GRASSES
 - SHRUB AREA
 - NON-IRRIGATED SEEDING NATIVE GRASSES & WILD FLOWERS

PLANT LIST: WATER REGIME LISTED IS PER WUCOLS REGION 1

CA NATIVE "N"	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT	ZONE
LARGE TREES						
N	PLATANUS A 'COLUMBIA'	SVYCAMORE	15 GAL	1.25" CAL	L	60' X 50'
N	QUERCUS AGROFOLIA	COAST LIVE OAK	15 GAL	1.25" CAL	L	50' X 40'
ACCENT TREES						
	LAGERSTROMIA	ORANGE HAWTILE	15 GAL		L	20' X 12'
SHRUBS						
N	BACCHARIS CENTENAL	ODDYOTE BRUSH	5 GAL		L	3' X 5'
N	RHAMNUS SAN BRUNO	COFFEE BERRY	5 GAL		L	4' X 6'
N	SAURIA CLEVELAND	SALVIA	5 GAL		L	4' X 4'
N	GEANDRUS CENTENAL	CALIFORNIA LILAC	5 GAL		L	11' X 4'
N	RIBES SANGONERUM	FRUIT CURIANT	5 GAL		L	8' X 8'
GROUND COVER						
N	MAHONIA REPENS	DREPPING MAHONIA	5 GAL		L	3' X 2'
PERENNIALS						
N	ERIGONUM STRAGIS RUBESCENS	BUDROCKET	1 GAL		L	1' X 1'
N	ADONIS A 'MCDONNELL'	YARROW	1 GAL		L	2' X 3'
N	HEBERA	CATWART	1 GAL		L	2' X 2'
N	VERBENA	VERBENA	1 GAL		L	1.5' X 1.5'
N	ZALSCHEMBRIA CALIFORNICA	CA FLUSHIA	1 GAL		L	2' X 1'
GRASSES						
N	MULLENBURGIA R. NASHVILLE	PURPLE MULCH	1 GAL		M	2' X 2'

LANDSCAPE CALCULATIONS
 TOTAL SITE AREA: 10.23 ACRES
 SUSCOL FERRY STREET FRONTAGE LANDSCAPE REQUIRED 20' WIDE (20' PROVIDED)
 STREET FRONTAGE TREES REQUIRED 1/20 LF (593 L.F.) = 20
 STREET FRONTAGE TREES PROVIDED: 20
 PARKING SPACES PROVIDED = 13
 PARKING AREA TREES REQUIRED 1/3 SPACES = 5
 PARKING AREA TREES PROVIDED = 6

WATER EFFICIENT LANDSCAPE REQUIREMENTS
 ALL IRRIGATION EITHER PERMANENT OR TEMPORARY SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY IRRIGATED SHRUBS AND TREES SHALL BE POINT SOURCE DRIP AND OR BUBBLER IRRIGATED.
 AUTOMATIC CONTROLLER ET DATA. REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 RAIN SENSOR/ SOIL MOISTURE SENSOR TO BE SPECIFIED
 SLOPES LESS THAN 5' IN HEIGHT
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
 CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANTS SPECIFIED



REVISED 8-26-15
 Conceptual Landscape Plan

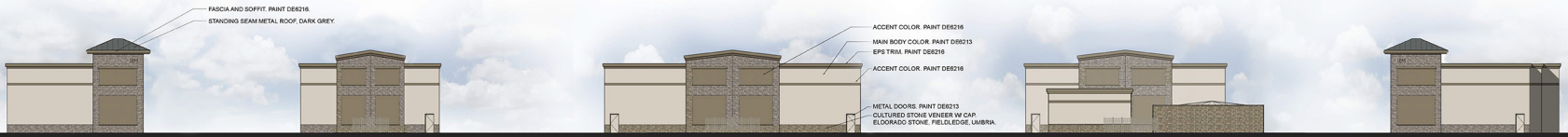
1055 Suscol Ferry Rd.
 Napa Valley, CA

WARE MALCOMB

SHR15-0209-00
 03.27.2015
 SHEET
 1



TYPICAL ROLL UP DOOR ELEV
SCALE: 1/8"=1'-0" Detail Title **A**

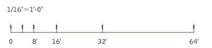


STREET ELEVATION
SCALE: 1/16"=1'-0" Detail Title **B**



LANDSCAPED STREET ELEVATION
SCALE: 1/16"=1'-0" Detail Title **C**

This conceptual design is based upon a preliminary review of
 entitlement requirements and an identified and possibly
 incomplete site and/or building information, and is intended
 merely to assist in exploring how the project might be developed.



scheme: 1

Elevations

1055 Soscol Ferry Rd.
 Napa Valley, CA

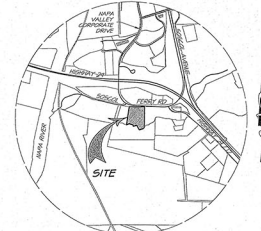
WARE MALCOMB

SNR15-0009-00
 03.18.2015

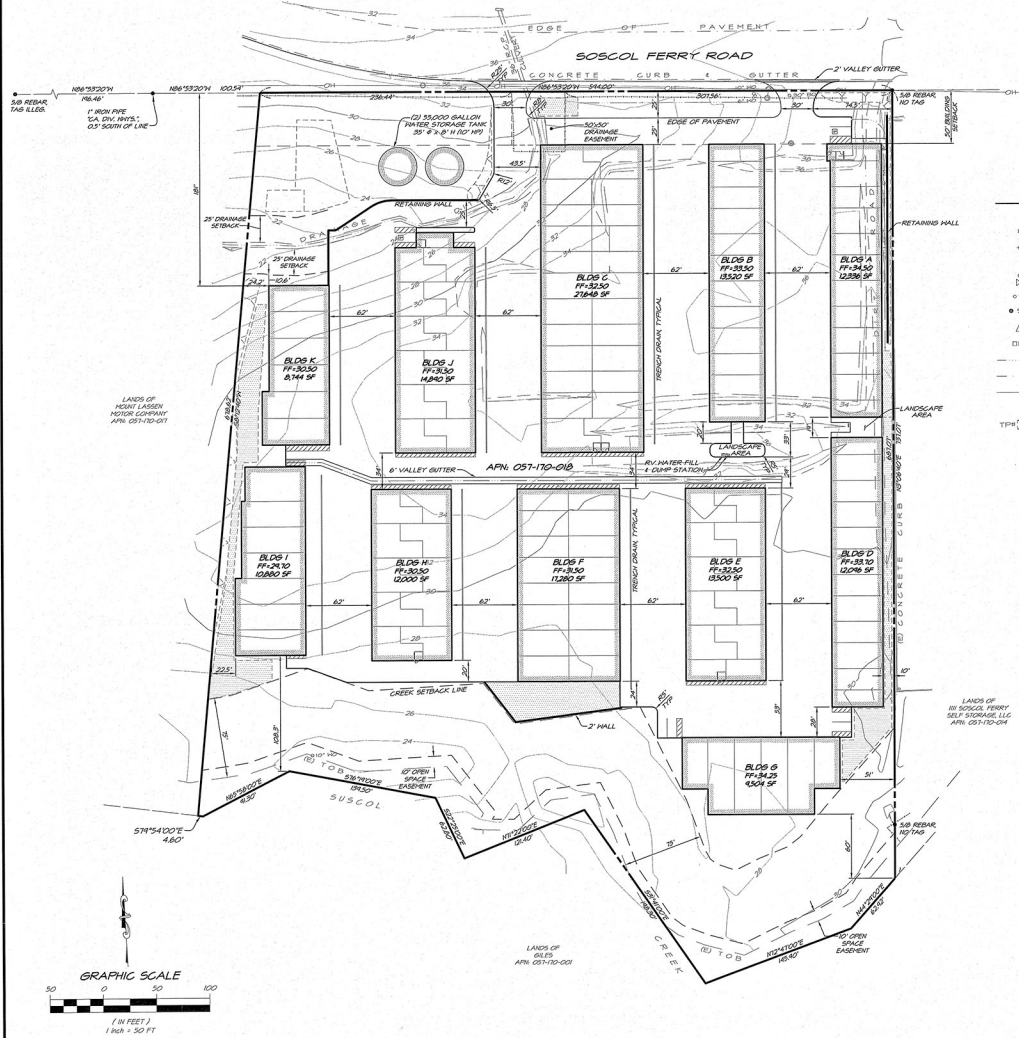
SHEET
3

NAPA VAULT

USE PERMIT MODIFICATION / TENTATIVE PARCEL MAP



VICINITY MAP
SCALE: 1" = 2000'



SYMBOL LEGEND

EXISTING	PROPOSED
○ LIGHT	— 60 — STORM DRAIN
⊕ HORSE BDI	— FSS — FORCED SANITARY SEWER
⊕ GAS RISER	— SS — GRAVITY SANITARY SEWER
⊕ GAS VALVE	— PDI — DOMESTIC WATER
○ TREE (AS NOTED)	— FW — FIRE WATER
● SSCO SEWER CLEANOUT	— H — WELL WATER
▲ SURVEY CONTROL STATION	— SDR — STORM DRAIN MANHOLE
□ IRRIGATION CONTROL VALVE	— SASH — SLOPE AS SHOWN
— FLOCHLINE	— FH — FIRE HYDRANT
— EDGE OF PAVEMENT	— GV — WATER GATE VALVE
— FENCE	— CV — SS CHECK VALVE
⊕ HELL	— DI — DRAIN ILET
⊕ TEST PIT LOCATION	— SSCO — SANITARY SEWER CLEANOUT
	— X — EX TREE TO BE REMOVED
	— — — SHALE FLOW LINE
	— — — PROPERTY LINE
	— — — BIODEGRADABLE AREA
	— — — VERTICAL CURB
	— — — VALLEY GUTTER
	— — — HALL, AS NOTED
	— — — TRENCH DRAIN

ABBREVIATIONS

AD	AREA DRAIN
BH	BENCHMARK
CL	CENTERLINE
CONF	CONFORM
DI	DRAIN ILET
DN	DOMESTIC WATER
DP	EDGE OF PAVEMENT
EX / (R)	EXISTING
FDC	FIRE DEPT. CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FLO	FLOW LINE
FS	FINISH SURFACE
FSS	FORCED SANITARY SEWER
FW	FIRE WATER LINE
GB	GRADE BREAK
H	HIGH
HP	HIGH POINT
BLEGS	BLEEDBLE
INV	INVERT
IP	IRON PIPE
LF	LINEAL FEET/FOOT
LP	LOW POINT
M	MANHOLE
OC	ON CENTER
OH	OVERHEAD
PIGE	PACIFIC GAS AND ELECTRIC
PIV	PISTON INDICATOR VALVE
P	PROPERTY LINE
RPI	PROPOSED RERUN/R
R	RADIUS
R/C	RELATIVE COMPACTATION
R2H	RIGHT OF WAY
RHL	R44-WATER LEADER
S	SLOPE (FEET/FOOT)
SAD	SEE ARCHITECT'S DRAWINGS
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
S.S.D.	SEE STRUCTURAL DRAWINGS
STA	STATION
TC	TOP OF CURB
TH	TOP OF HALL

PROJECT INFORMATION

OWNER: STORAGE TECH LLC
OWNER ADDRESS: 2183 NAPA VALLEY CORPORATE DR NAPA, CA 94958
CONTACT: ERIC BEDFORD
TEL: 707-226-1428, EXT. 204
SITE ADDRESS: 1025 SOSCOL FERRY ROAD NAPA, CA 94958
CIVIL ENGINEER: RSA+ 815 FOURTH STREET NAPA, CA 94958
CONTACT: CHRISTOPHER TEBBIS
TEL: 707-252-3301
APN: 027170-018
PARCEL AREA: 102.91 ACRES
EXISTING USE: VACANT
PROPOSED USE: STORAGE FACILITY
ZONING: SHAG

- ### NOTES
- A TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY MICHAEL H BROOKS & ASSOCIATES IN APRIL 2006, WITH REVISIONS IN MAY 2008 AND AUGUST 2007.
 - AN ADDITIONAL FIELD SURVEY WAS PERFORMED BY REICHERS SPENCE & ASSOCIATES IN DECEMBER 2003.
 - BOUNDARY INFORMATION SHOWN PER IR RECORD MAPS AT PAGES 34-41.
 - SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) PER FIRM MAP CROSS-CORR ORIGIN DATED SEPTEMBER 26, 2008.
 - ALL EXISTING EASEMENTS ARE SHOWN.
 - THERE ARE NO VISIBLE SEPTIC TANKS ON SUBJECT PROPERTY.
 - THERE ARE NO EXISTING STRUCTURES ON SUBJECT PARCEL.
 - THERE IS NO EXISTING EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

SHEET INDEX

TM1	SITE LAYOUT & DIMENSION PLAN
TM2	GEODASING PLAN
TM3	UTILITY PLAN

NUMBER OF STORAGE UNITS

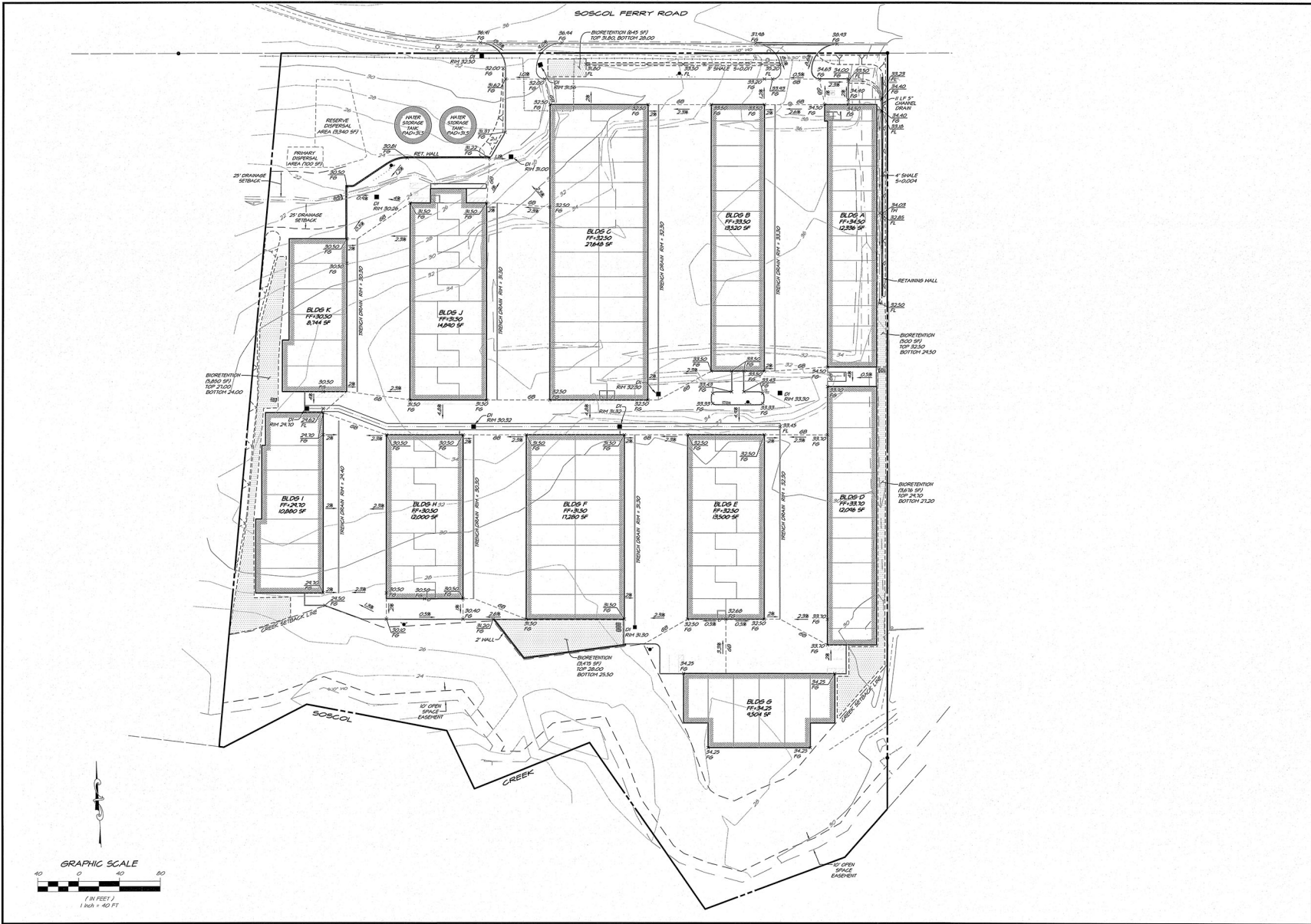
STORAGE UNITS	129
COMMON AREAS	1
TOTAL NUMBER OF UNITS	130

DATE: SEPTEMBER 4, 2009
 DRAWN: JPH
 CHECKED: DJS
 DESIGNED: BHJ
 JOB NO.: 4042810
 SHEET NO.: TM1
 OF 3 SHEETS

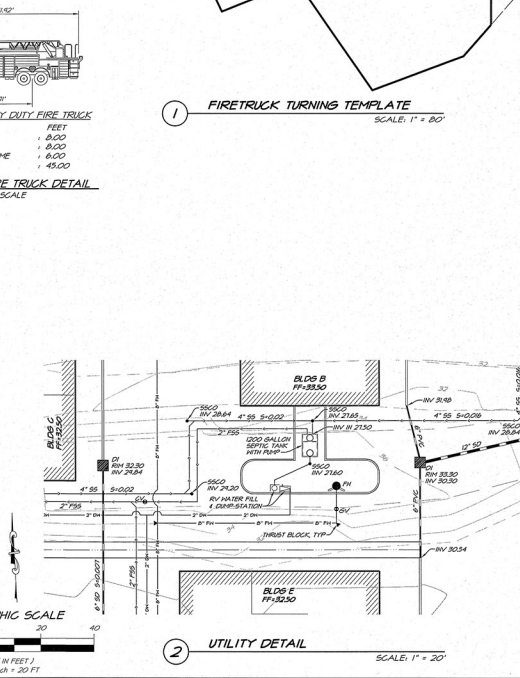
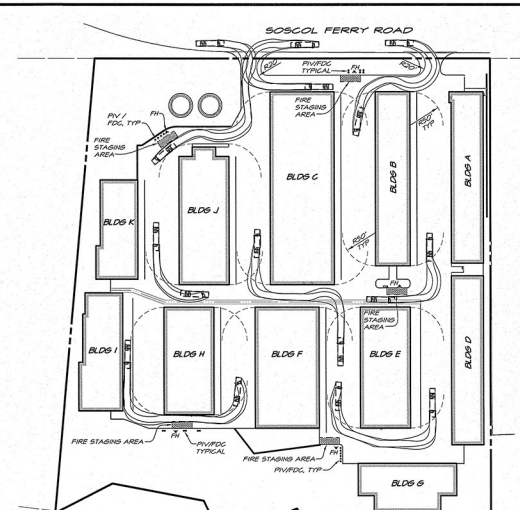
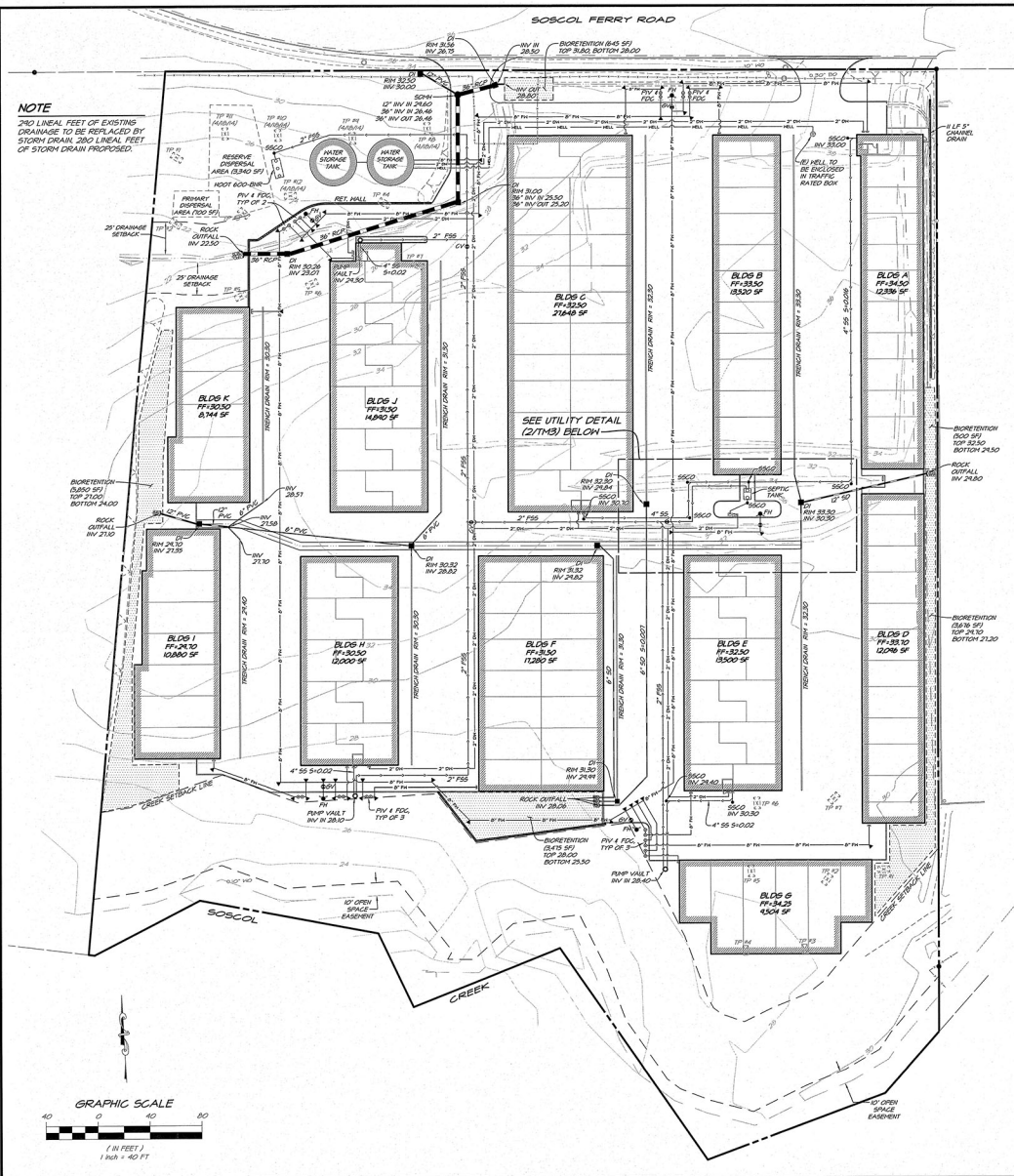
RSA+
 RICHARDSON SITE ANALYSIS & ENGINEERING • SURVEYORS • 1981

NAPA VAULT SITE LAYOUT & DIMENSION PLAN
 CALIFORNIA NAPA COUNTY NAPA COUNTY

DATE: SEPTEMBER 4, 2009
 DRAWN: JPH
 CHECKED: DJS
 DESIGNED: BHJ
 JOB NO.: 4042810
 SHEET NO.: TM1
 OF 3 SHEETS



 <p>1505 POWER STREET NAPA, CALIF. 94950 OFFICE TELEPHONE: (707) 251-1100 FAX: (707) 251-1101</p>	REVISIONS NO. DATE BY APPR
<h1 style="margin: 0;">NAPA VAULT</h1> <h2 style="margin: 0;">GRADING PLAN</h2> <p style="margin: 0;">NAPA COUNTY CALIFORNIA</p>	
	
DATE: SEPTEMBER 4, 2003 DRAWN: JFY DESIGNED: DLS CHECKED: DNF JOB NO.: 446238-0 SHEET NO.: TM2 2 OF 3 SHEETS	



DATE: _____
NO. _____
BY: JMD

RSA+
RICK S. ARTHUR, CIVIL ENGINEER - STATE LICENSE # 1951
1015 FOURTH STREET
NAPA, CALIF. 94959
707.255.1000
WWW.RSACONSTRUCTION.COM

NAPA VAULT UTILITY PLAN
CALIFORNIA
NAPA COUNTY

DATE: SEPTEMBER 4, 2009
DRAWN: JPM
DESIGNED: DLS
CHECKED: GMP
JOB NO.: 464538.0
SHEET NO. 3 OF 3 SHEETS

TM3