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Previous Project Conditions
Napa Solano Ridge Trail
P19-00483-MM



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

CONSERVATION DIVISION

February 3, 2005

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Director
- PATRICK LYNCH, AICP
Assistant Director
- R. PATRICK LOWE
Deputy Director
- MARY DOYLE
Principal Planner
- BRIAN BORDONA
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Planning Administrative
Specialist

Holly Van Houten, Executive Director
 Bay Area Ridge Trail Council
 1007 General Kennedy Avenue, Ste. 3
 San Francisco, CA 94129

Re: APN 045-360-001 and 045-370-001; Use Permit # P04-0464-UP

Dear Ms. Van Houten:

Please be advised that Use Permit #P04-0464-UP has been **APPROVED** by the Napa County Planning Commission on February 2, 2005, based on the attached conditions, the Napa County departments comments, and applicable County regulations.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by anyone, you will be notified.

EXPIRATION DATE: September 3, 2007

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Should you have any questions, please contact Carly Aubrey at (707) 265-2325, or by e-mail: caubrey@co.napa.ca.us

Sincerely,

Hillary Gitelman
 Director
 Napa County Conservation, Development and Planning Department

- cc: Patrick Lowe, Deputy Planning Director
 Steve Lederer, Deputy Planning Director
 John Tuteur, Assessor/Property Owner
 Gary Brewen, Building Codes Administrator
 Larry Bogner, Public Works
 Christine Secheli, Environmental Management
 Gabrielle Avina, County Fire Department

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CONDITIONS OF APPROVAL
Napa-Solano Ridge Trail P04-0464UP-GEN
APN 045-360-001 and 045-370-001

1. **SCOPE:** The permit shall be limited to:

- A 1.4-mile multi-use loop trail commencing at the end of an existing trail within Skyline Wilderness Park (APN 045-360-001), traveling east along an existing dirt road onto the Tuteur Family Trust property (APN 045-370-001), traveling south, then west back to the beginning point within Skyline Wilderness Park.
- Structures associated with the trail shall be limited to the two proposed bridges over Marie Creek.
- Use regulations of the trail shall be those included under Section XI. "Operations", of the Napa-Solano Ridge Trail Operation and Management Plan.

2. **SIGNS:**

Prior to installation of any identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Chapter 18.116 of the County Code.

3. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Public Works as stated in their letter of October 25, 2004
County Fire Department as stated in their letter of October 28, 2004

4. **DUST CONTROL:**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

5. **STORM WATER CONTROL:**

For any construction activity that results in disturbance of greater than one acre of total land area, applicant shall file a Notice of Intent with the California Regional Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, 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. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the applicant shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

6. **EROSION CONTROL PLAN:**

The applicant shall strictly conform to all the provisions of the Erosion Control Plan (ECP) and adhere throughout the duration of the project to the Oversight and Operation regulations specified in County Code Section 18.108.135 attached, which deal with among other things installation oversight, erosion control measure maintenance, monitoring, failure response, and non-compliance. The owner and/or the owner's contractor/agent must keep the approved plan or a copy thereof available on-site at all times while work is taking place. Said work includes, but is not limited to, ground clearing, grading, drainage and implementation of erosion control measures. Additionally, NO grading, earthmoving activities, or soil disturbance of any kind shall take place between October 15th and April 1st of each year pursuant to County Conservation Regulations Section 18.108.070, Temporary erosion control measures must be in place no later than October 15th of the calendar year in which the grading activity has commenced (Section 18.108.070(K)).

7. **MITIGATION MONITORING AND REPORTING PROGRAM:**

The applicant shall conform to the Mitigation Monitoring and Reporting Program adopted in the Mitigated Negative Declaration prepared by the lead agency, California State Coastal Conservancy.

8. **MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$116.00/hour as of January, 2004). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



RECEIVED

OCT 25 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

October 25, 2004

TO: Conservation Development and Planning Department
FROM: Jodee DiSalle, Assistant Engineer 
SUBJECT: Skyline Park/Bay Area Ridge Trail,
APN 045-370-001 & 045-360-001, File #P04-0464

It is our understanding that the applicant is requesting a use permit to build a multi-use trail to extend the current portion of the Bay Area Ridge Trail within Napa County's Skyline Wilderness Park onto a parcel that is a part of the adjacent Tuteur Family Trust property. Parcel is located in eastern Napa County.

EXISTING CONDITIONS:

1. Land is undeveloped.

RECOMMENDED CONDITIONS:

SITE IMPROVEMENTS:

1. The applicant shall submit a grading permit application for the grading work involved in the proposed project to be reviewed and approved by Public Works. All grading shall conform to Chapter 33 of the California Building Code.
2. All earth disturbing activities shall conform to Napa County's storm water ordinance.
3. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.
4. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

5. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to

Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351.

cc: Holly Van Houten, 1007 General Kennedy Ave, Suite 3, San Francisco, CA 94129
John Aranson, 653 Peach Street, Novato, CA 94945

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NOV 01 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

LA



INTER-OFFICE MEMO

TO: Patrick Lynch, Director
Conservation, Development, and Planning Department

FROM: Gabrielle Maurino Avina, Fire Department

DATE: October 28, 2004

SUBJECT: Skyline Park/Bay Area Ridge Trail Use Permit Comments
Apr: 045-370-001 & 045-360-001 P04-0464

Site Address: Upper Fagan Creek and Tulocay Creek Watersheds

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 1.40 mile multi-use loop trail within Skyline Park.

The application states that construction of the trail will occur during the summer months when there will be significant potential for ignition of native vegetation. Due to the potential for ignition and the difficulty controlling a fire that is inaccessible to vehicles we recommend that the applicant meet with the Fire Department prior to construction to determine appropriate industrial operations directives. The directives issued will be based on the tools used to construct the trail. Generally speaking industrial operations directives require spark arrestors for fueled equipment, smoking restrictions and extinguisher requirements.

If you have any questions about the condition above or to a meeting please contact me at (707) 967-1425.

BYRON J. CARNIGLIA
Fire Chief

By: *Gabrielle Maurino Avina*

Gabrielle Maurino Avina
Assistant Fire Marshal