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Tentative Parcel Map Application
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FILE # P19-00022



Napa County Planning, Building & Environmental Services

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: 1-30-19

TYPE OF APPLICATION: Tent. parcel Map

Date Published: _____

REQUEST: _____

Date Complete: _____

(Please type or print legibly)

PROJECT NAME: NOVA BUSINESS PARK

Assessor's Parcel #: 057-020-025

Existing Parcel Size: 20.32 AC

Site Address/Location: DEVIN ROAD
No. Street City State Zip

Property Owner's Name: RON & K 2001 FEDRICK TRUST

Mailing Address: POB OX 4050 NAPA CA 94558
No. Street City State Zip

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

Applicant's Name: RON FEDRICK BETH PAINTER

Mailing Address: 10 CANOPY LANE NAPA CA 94558
No. Street City State Zip

Telephone #: (707) 332-3385 Fax #: () - E-Mail: _____

Status of Applicant's Interest in Property: OWNER

Representative Name: CARL BUTTS

Mailing Address: PO Box 140 NAPA CA 94559
No. Street City State Zip

Telephone # (707) 694 6479 Fax #: () - E-Mail: cbutts@cabengineering.com

Purpose for Division: CREATION OF 11 NEW IP PARCELS

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.

Ronald M Fedrick 1-16-2019
Signature of Property Owner Date
Ronald M Fedrick
Print Name

Ronald M Fedrick 1-16-2019
Signature of Applicant Date
Ronald M Fedrick
Print Name

TO BE COMPLETED BY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

*Application Fee Deposit: \$10,000 Receipt No.: 133462 Received by: SS Date: 1-30-19

*Total Fees will be based on actual time and materials

JAN 29 2019


Napa County Planning, Building & Environmental Services

INDEMNIFICATION AGREEMENT

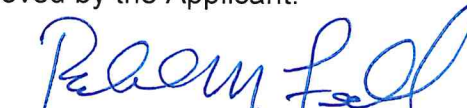
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and 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.



Applicant



Property Owner (if other than Applicant)

1-19-2019

Date

Project Identification

JAN 29 2019

Napa County Planning, Building & Environmental Services

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I.	PROPOSED WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
	A. Source of Water (e.g. spring, well, mutual water company, city, district, etc):	<u>AM CANYON</u>	<u>AM CANYON</u>
	B. Name of Water Supplier (if water company, city, district): Annexation needed?	<u>AM CANYON</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>AM CANYON</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	C. Water Availability (in gallons/minute):	<u>200 +</u>	<u>400 +</u>
	D. Capacity of Water Storage System (in gallons):	<u>1 MIL +</u>	<u>1 MIL +</u>
	E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):	<u>PUBLIC TANKS</u>	<u>PUBLIC TANKS</u>
II	PROPOSED LIQUID WASTE DISPOSAL	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
	A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>DISTRICT</u>	_____
	B. Name of Disposal Agency (if sewage district, city, community system): Annexation needed?	<u>NAPA SANITATION DISTRICT</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

County of Napa Planning Building and Engineering Services
C/O Sean Trippi
1195 Third St., STE 210
Napa, CA 94559

RE: Project Statement for Tentative Subdivision Map Submittal for APN 057-020-025

Dear Sean:

The Nova Business Park Tentative Subdivision Map proposes division of a single 20.23 acre Industrial Park/Airport Compatibility (IP/AC) into eleven (11) parcels. The new parcels range in size from 2.81 to 0.91 acres in size. Access to project is via Devlin Road with the proposed construction of two new public courts. New public water service is proposed from American Canyon and new public sewer service is proposed from Napa Sanitation District. Both Agencies have been provided will serve letter requests at the time of this Map application. The public facilities installation and scheduling is proposed within 6 months of Final Map and Improvement Plan approval in compliance per Napa County Code Section 17.080.040 (2)(3).

The project is generally located along Devlin Road approximately 3000 feet south of it's terminus at Soscol Ferry Road. A Site Location Map is provided for reference.

A Section 404 Wetland Delineation for this site has been performed by Zentner and Zentner Associates dated October 2016 and is provided for reference.

A preliminary Geotechnical Report for this site has been performed by RGH Consultants dated June 23, 2005 and is provided for reference.

This Tentative Subdivision Map application and materials are in substantial conformance with an Approved Subdivision Map application, #PM06-0166-LANDDIV, approved on August 12, 2011. That approval has since lapsed and therefore a new application is being provided. No increase in water or wastewater demand is proposed. The development footprint complies with Napa County Code Section 18.108.025 – Setback Requirements as a mapped blue line stream bisects the parcel. Two substantive changes from the previous approved Map are added to ensure compliance with current code. First, the project proposes infrastructure pursuant to the Bay Area Stormwater Agencies Association (BASMAA) guidelines and current Napa County Post Construction Stormwater Management code. Second, connection to an existing sanitary sewer main located on an adjacent parcel is proposed to reduce construction scope and potential impacts from the previously approved Map.

The planner of record for this map will be Beth Painter with Balanced Planning, Inc. Any future comments and correspondence should be directed to her for coordination at beth@bpnapa.com or 707.337.3385

Cc: Beth Painter, Balanced Planning, Inc.
Ron Fedrick, Fedrick Trust