



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

September 26, 2005

Mr. George Nielson
135 Camino Oruga
Napa, CA 94558

Re: Site Plan Approval #P05-0215-SPA
Nielson Construction storage yard
(APN# 057-151-020)

Dear Mr. Nielson,

Please be advised that your application for **Site Plan Approval #P05-0215-SPA** to store materials used in conjunction with the construction business located at 147 Camino Oruga with no employee parking or permanent facilities on a .69 acre parcel zoned GI:AC (General Industrial: Airport Compatibility Combination) on the south side of Camino Oruga, has been approved by the Napa County Conservation, Development and Planning Department based upon the following conditions: (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: September 26, 2005 EXPIRATION DATE: September 26, 2007

This project is STATUTORIALLY EXEMPT from the provisions of CEQA, under Section 15268, "Ministerial Projects". As specified under Section 18.140.010 (A) of the Napa County Code, site plan approvals are considered ministerial projects.

The approval becomes effective ten (10) working days from the date of public notice of the approval, unless an appeal is filed with the Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval and in the event that another makes an appeal to the Board of Supervisors, you will be notified.

This approval will expire automatically one (2) years and ten from the effective date of approval, unless the construction authorized has been substantially begun. This letter serves as the only notice you will receive regarding the expiration date of your site plan approval.

Sincerely,

Steven Lederer, Deputy Director
Napa County Conservation, Development and Planning Department

Cc: Berglund Family Vineyards
Ed Colby, Napa County Code Enforcement

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NANCY JOHNSON
Planner

RONALD GEE
Planner

FLOYD MCGREGOR
Planner/ITS

SUZIE GAMBILL
Planning Technician

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US

Nielson Construction Storage Yard —P05-0215-SPA

Site Plan Approval-Conditions of Approval

1. This site plan approval is limited to the approval to store materials used in conjunction with the construction business located at 147 Camino Oruga with no employee parking or permanent facilities on a .69 acre parcel zoned GI:AC (General Industrial: Airport Compatibility Combination) on the south side of Camino Oruga.
2. The applicant shall comply with applicable development standards of the 1986 Airport Industrial Area Specific Plan and the General Industrial: Airport Compatibility (GI:AC) zoning regulations and all other applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:
 - A. Napa County Department of Public Works Memo dated 06/16/05.
 - B. Napa County Environmental Management Department Memo dated 06/30/05.
 - C. Napa Sanitation District Memo dated 06/20/05.
 - D. Napa County Fire Department Memo dated 06/18/05.
 - E. City of American Canyon Memo dated 08/04/05
3. Business trucks and vehicles may be stored within the enclosed storage yard in areas that do not obstruct Fire Department access.
4. In accordance with Section 18.44.030 of the General Industrial Zoning District, the specific plan shall be the controlling document when an inconsistency with a development standard occurs between the zoning district and the specific plan.
5. All employee parking is located at 147 Camino Oruga, no employee parking shall be located onsite.
6. Landscaping shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan. The irrigation system shall utilize reclaimed water when it is made available in the vicinity.
7. The landscape plan submitted for Site Plan approval shall include a notation that all new live plant deliveries from points of origin outside Napa County shall be inspected by the Napa County Agricultural Commission for evidence of Glass-Winged Sharpshooter.

8. The applicant shall submit verification that an aircraft overflight easement has been recorded on the property that provides for the right of aircraft operation, overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke which could interfere with aircraft operations.
9. All exterior lighting shall be shielded and directed downward, and located as low to the ground as possible to provide for adequate security, safety, and operations. As determined by the CDPD Director, motion detection sensors shall be utilized to the greatest extent practical. No flood-lighting of the site is permitted. All lighting shall be shielded or placed such that it does not shine directly on any adjoining properties, impact aircraft, or impact vehicles on adjacent streets
10. Should archaeological remains or artifacts be encountered during any phase of land alteration work in the general vicinity of the find shall be halted and a qualified archaeologist and the CDPD Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the CDPD Director.
11. On street parking will be prohibited.
12. 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. Costs associated with conditions and mitigation measures that require monitoring, 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 Board Resolution in accordance with the hourly consulting rate established 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.



COUNTY of NAPA
OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

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September 26, 2005

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Napa, CA 94558

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Cc: Berglund Family Vineyards
Ed Colby, Napa County Code Enforcement

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Nielson Construction Storage Yard —P05-0215-SPA

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**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: June 16, 2005
TO: Conservation Development and Planning Department
FROM: Larry Bogner, Civil Engineer *LARRY BOGNER*
SUBJECT: Construction material storage yard, APN 057-151-020, 179 Camino Oruga P05-0215

RECEIVED

JUN 16 2005

PLANNING & CONSERVATION
DEPARTMENT

The application will allow the applicant to establish a construction material storage yard. Parcel is located on Camino Oruga in the Napa Airport Industrial Area.

EXISTING CONDITIONS:

The property is currently vacant.

Camino Oruga is a County-maintained road, improved to a County commercial/industrial standard with curbs and gutter.

RECOMMENDED CONDITIONS:

GROUNDWATER:

The applicant is proposing no water service. No on site wells will be used to serve this parcel. No analysis is necessary.

NEW DRIVEWAY:

The access drive as shown on the application materials conforms to County standards for a commercial/industrial storage yard.

SITE IMPROVEMENTS:

All earth disturbing activities shall maintain erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance.

Proposed drainage shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards

The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

AIRPORT SPECIFIC CONDITIONS

Applicant will pay all applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. Upon approval of this use permit, the applicant should contact our office to obtain information regarding the determination of this fee.

OTHER RECOMMENDATIONS:

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 of approval.

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



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department, *CMP*
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Site Plan Approval Application for George Nielson
Located at 179 Camino Oruga
Assessor's Parcel # 57-151-20
File # P05-0215

RECEIVED

JUL 07 2005

NAPA CO CONSERVATION
DEVELOPMENT & PLANNING DEPT

DATE: June 30, 2005

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with the Department of Environmental Management within 30 days of said activities. If your business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.

cc: John Kara, Environmental Health Supervisor
Mr. George Nielson, 147 Camino Oruga, Napa, CA 94558
Berglund Family Vineyards, P.O. Box 2089, Napa, CA 94558



HILLARY GITELMAN
Director

FILE # PO5-0215

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED

JUN 22 2005

TO: Napa Sanitation District

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING

APPLICATION TITLE: Nielsen Site Plan Approval APN: 057-151-020

RESPONSE REQUEST DATE: 6/8/05 RESPONSE RETURN DATE: 6/22/05
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

PLEASE RESPOND VIA E-MAIL TO: njohnson @co.napa.ca.us
OR DIRECT FAX TO: 707-299-4638 (707)299-1352 (phone)
FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: Nancy Johnson

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? Yes No

2. Indicate areas of environmental concern and availability of appropriate technical data:

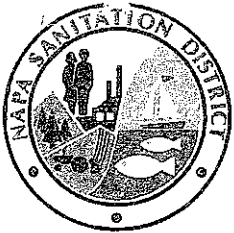
3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions of approval (use additional page if needed). SEE ATTACHED

5. Have you previously reviewed an application on any portion of this project? Yes No

6. Name of contact person: TODD HERRICK Telephone #: 707 258-6000 ext 507

Prepared by: Jahnil
Title: SR. ENGINEERING TECH.
Date: 6/20/05



Dedicated to Preserving the Napa River for Generations to Come

935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-6000
FAX (707) 258-6048

June 20, 2005

Napa Sanitation District Conditions of Approval for Project #05-0215 (Nielson Site Plan Approval)

1. No connection to the sanitary sewer system is allowed without the payment of the appropriate plan check, inspection and connection fees.

05-0215

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JUL 20 2005

NAPO CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

INTER-OFFICE MEMO

TO: Hillary Gitelman, Director
Conservation, Development, and Planning Department

FROM: Fire Department

DATE: July 18, 2005

SUBJECT: Nielson Site Plan Permit Comments
Apn: 057-151-020 P05-215

Site Address: 147 Camino Oruga, Napa

The Napa County Fire Marshal staff has reviewed the above referenced application for a site plan approval at the above address.

The scope of this site plan does not warrant fire protection recommendations at this time.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1428 to discuss any other fire protection issue you may have regarding your project.

Ernie Loveless
Fire Chief

By: *Mike Wilson*

Mike Wilson
Assistant Fire Marshal

cc: CFM Files, Chron

RECEIVED

File #: P05-0215
Project: Nielson Site Plan
APN: 057-151-020

Date: August 4, 2005
Reviewer: Greg Baer

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Application for Nielson Site Plan Approval. City of American Canyon Public Works Department
comments

1. The proposed project is located within the City of American Canyon water service area therefore the proposed building must be connected to the City of American Canyon water system. The applicant must submit civil improvement plans to the City for review and approval prior to the start of construction.
2. All water system improvements, onsite and offsite, shall be constructed in accordance with the latest addition of the City of American Canyon Public Works Department Engineering Standard Plans and Specifications for Public Improvements.
3. Applicant shall pour a concrete collar around existing water meter box at 179 Camino Oruga per City Standard drawing #7.02 to protect it from further traffic damage.