



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department, Chris Cahill, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	April 6, 2011	Re:	Application for Scally Ranch Tent. Map Located at Scally Lane Assessor Parcel #033-210-014 and 016 File # P11-00045

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

1. The applicant has not provided our office with sufficient evidence of water to serve each parcel. Section 17.14.230 of the Napa County Code requires that the following statement appear on the final map in bold face: "No water supply is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.04.010) must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied."

The applicant has not provided our office with sufficient evidence of sewage disposal sites on each of the proposed parcels. As required by Sec. 17.14.230 of the Napa County Code, the following statement shall appear on the final map, "No sewage system is provided for any parcel located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

Cc: Kathy Corey, 6151 Hillside Drive, El Sobrante, CA 94803-3617
RSA, 1515 Fourth Street, Napa, CA 94559
Hillary Gitelman, CDPD



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Planning, Building & Environmental Services

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Hillary Gitelman
Director

MEMORANDUM

To:	Chris Cahill, Project Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	August 2, 2012	Re:	Application for Scally Map Variance Located at Scally Lane Assessor Parcel # 033-210-014 & -016 File # P12-00235

The application requesting a variance to Section 18.104.110, Parcel Design, Subsection D of Napa County Code has been reviewed. This Division has neither an objection nor conditions to include if the variance is granted.

INTER-OFFICE MEMO



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

FROM: Gabrielle Avina, Fire Department

DATE: March 13, 2008

SUBJECT: Corey Parcel Map Application
Apn: 033-210-016 and 014 P07-00851

Site Address: Scally Lane, Gordon Valley

The Napa County Fire Marshal staff has reviewed the request for a tentative parcel map for the proposed parcel subdivision at the above referenced location. Based on the application the following conditions shall apply.

The application proposes road improvements consistent with the Napa County Road and Street standards for the parcel map. The common roads proposed have a width of 20' and the residential driveways have an improved width of 14'. Reduced widths are acceptable over bridge and culvert crossing provided that the bridges and crossings are certified to county standards.

From the fire department perspective a secondary access requirement is not necessary provided that future construction and use of the property comply with applicable codes, standards and regulations.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1421 to discuss any other fire protection issue you may have regarding your project.



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INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: August 9, 2011

SUBJECT: Corey Parcel Map
Apn: 033-210-016 & 014 P11-00045

Site Address: Scally Lane, Gordon Valley

The Napa County Fire Marshal staff has reviewed the request for a tentative parcel map for the proposed parcel subdivision at the above referenced location.

This application does not warrant additions to fire protection conditions submitted on March 13, 2008 as long as **all construction, future tenant improvements and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance**. This will include but is not limited to, emergency road access, emergency water supply, fire protection systems, defensible space and proper addressing.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal



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Hillary Gitelman
Director

MEMORANDUM

To: Chris Cahill, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>gd</i>
Date: January 8, 2013	Re: Corey Property (Sally Ranch) Tentative Parcel Map – Engineering CoA Gordan Valley Road, Napa, CA P11-00045 APN 033-210-016 & -014

The Engineering Division received a submittal of a proposal for a tentative subdivision map, generally requesting the following:

To subdivide APNs 033-210-016 & -014, a total of 660 acres into 4 parcels in the AW zone with no remainder through the approval of this tentative parcel map. No changes to the proposed use of the parcels have been reviewed or are considered a function of this application.

After careful review of the Corey Tentative Parcel Map submittal package the Engineering Division recommends approval of the project with the following recommended conditions:

EXISTING CONDITIONS:

1. The proposed properties for subdivision are Napa County Parcels 033-210-016 and 033-210-014.
2. Site is located off of Gordan Valley Road.
3. Site is currently undeveloped.

RECOMMENDED CONDITIONS:

TENETIVE/PARCEL MAP REQUIRMENTS

1. An improvement construction agreement per County code title 17.38.010 is not required as any additional access or road improvements are not required at this time.
2. No additional site improvements are proposed or are required as a function of this application.

3. Proposed drainage for any future development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties unless easements for such purposes have been established. Plan shall also indicate the path of runoff.
4. Applicant must include easements for drainage facilities which control drainage water generated within the land division or flowing into or crossing a land division based on a storm having a frequency of one in one hundred years, and shall be based on the runoff that can be anticipated from the ultimate development of the watershed area in which the subdivision is located (NCC 17.36.020)
5. All conditions of any previously/concurrently approved Use permits are applicable to this approval. If any conditions appear to be in conflict the most stringent condition in favor of the County shall apply.
6. Structures cannot be constructed across existing recorded utility easements.

ACCESS

7. All lots must be provided access to the County maintained roadway through direct access or unobstructed recorded easement.
8. Access drive shall be constructed according the to the latest Napa County Road and Street Standards prior to any building permit final and shall be maintained to serve all lots.
9. If any changes are proposed in the County Right-of-Way the applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS

10. A Final/Parcel Map is to be submitted to the Department of Public Works for review and approval by the County Surveyor. The applicant is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

CONSTRUCTION STORMWATER REQUIREMENTS:

11. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Public Works Department for review.
12. All earth disturbing activities shall include measures to prevent 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.

13. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (SRWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County Department of Public Works for review.
14. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, 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.
15. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
16. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

17. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
18. Prior to final occupancy the property owner must legally record an “*implementation and maintenance agreement*” approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
19. Each year the entity responsible for maintenance is required to complete an annual report. The report shall be signed by the property owner and include copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss (707) 253-4417.