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Recommended Conditions of Approval and Final Agency Approval Memos

**PLANNING COMMISSION HEARING – OCTOBER 5, 2016
RECOMMENDED CONDITIONS OF APPROVAL**

**NAPA VAULT STORAGE FACILITY
USE PERMIT #P14-00296-UP & TENTATIVE MAP #P15-00298-TM
SOSCOL FERRY ROAD, NAPA, CA 94558
APN 057-170-018**

1.0 SCOPE

The permit encompasses and shall be limited to:

1.1 Approval of Use Permit #P14-00296-UP to allow the following:

- a. construction of 130 industrial concrete tilt up personal storage units in 11 buildings, maximum 35 feet in height, for a total building area of 152,348 sq.ft., plus a common area;
- b. construct paved areas between buildings, minimum 60 feet in width including 13 designated parking stalls;
- c. construct seven restrooms;
- d. install an on-site waste disposal system, a new well, a new water system and one 110,000 gallon water storage tank;
- f. installation of frontage landscaping with a 10' wide multi-purpose path; and,
- g. sale of 128 personal storage units as individual condominium units.

1.2 Approve a modification of Tentative Map #P09-00100-PM to:

- a. create 128 condominium storage units, one owner storage unit and one common area;
- b. create and record covenants, conditions, and restrictions for the property and storage facility; and,
- c. establish an Owners Association for 128 owners for enforcement of covenants, conditions and restrictions.

The storage facility shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (County Code). It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with County Code Section 18.124.130 Code and may be subject to the Use Permit modification process.

2.0 PROJECT CONDITIONS

Should any of the Conditions conflict with any of the conditions included in this document, the more specific Conditions shall supersede and control.

2.1 Mitigation Measures

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

a. Mitigation Measure (Biological Resources)

To mitigate potential impacts due to the conversion of non-native grassland habitat pursuant to the California Department of Fish and Wildlife Section 1602 Lake and Streambed Alteration Agreement on the property, the following measure shall be implemented:

A qualified biologist shall conduct a protocol-level pre-construction survey for Swainson's hawk (*Buteo swainsoni*) during its nesting season, which is generally from March 1 until September 15, to determine the presence or absence of Swainson's hawk nest on the project site. Surveys should be conducted within a minimum 0.25-mile radius of the proposed Project area. If nesting is determined, an adequate buffer zone around the active nest shall be established in consultation with Californian Department of Fish and Wildlife (CDFW). The buffer zone shall be maintained for the duration of the nesting season, and monitored weekly to assure compliance and success of this action.

Method of Monitoring: This mitigation measure is required by the use permit conditions and required prior to issuance of a grading permit. Applicant would be responsible for conducting surveys and coordinating with CDFW.

Responsible Agency: Planning, Building and Environmental Services; California Department of Fish and Wildlife (CDFW)

b. Mitigation Measure (Biological Resources)

To mitigate potential impacts due to removal/disturbance of possible active raptor nests, the following measure shall be implemented:

Prior to grading and/or tree removal, a qualified biologist shall conduct Protocol-level pre-construction surveys to determine the presence or absence of nesting Swainson's hawk, protected under the Migratory Bird Treaty Act and the California Fish and Game Code. If present, the habitat or trees should not be removed until the end of the breeding season, and an appropriate setback buffer from construction activities be defined, as determine in consultation with CDFW.

Method of Monitoring: This mitigation measure is required by the use permit conditions and required prior to issuance of a grading permit.

Responsible Agency: Planning, Building and Environmental Services; CDFW.

c. Mitigation Measure (Biological Resources)

To ensure that the possible presence of steelhead trout in the creek is not adversely affected by restoration activities:

Any work within the channel of Suscol Creek must be performed in accordance with CDFW protocols including consultation prior to commencing activities, best management practices to prevent unnecessary disturbance of creek areas, and timing of activities during appropriate low-flow seasonal periods.

Method of Monitoring: This mitigation measure is required by the use permit conditions and required prior to issuance of a grading permit.

Responsible Agency: Planning, Building and Environmental Services; CDFW.

d. Mitigation Measure (Biological Resources)

To mitigate possible impacts within the jurisdictional drainage swale:

Prior to commencing grading, the permittee shall obtain a Nationwide 24 Permit for grading and revegetation activities that will occur within the unnamed drainage channel, pursuant to the requirement of Section 404 of the Clean Water Act and subject to authorization by the U.S. Army Corps of Engineers as stipulated in their letter of February 2, 2006. Nationwide permitting is allowed for the proposed drainage and vegetation enhancements proposed with the project.

Method of Monitoring: This mitigation measure is required by the use permit conditions and required prior to issuance of a grading permit..

Responsible Agency: Planning, Building and Environmental Services; Army Corps of Engineers.

e. Mitigation Measure (Hydrology & Water Quality)

To mitigate potential construction related impacts to downslope riparian areas, the following measure shall be implemented:

Temporary high visibility fencing shall be used 50 feet away from the outside edge of the riparian habitat for the duration of construction activities in order to prevent inadvertent impacts from encroachment into this community. Where project improvement plans require construction activities to occur within that 50-foot buffer, fencing shall be placed at the limits of the required construction activity. Placement of the fencing should be determined by a qualified biologist prior to construction and monitored at least once a month by County staff during the construction period to assure the success of this action.

Method of Monitoring: This mitigation measure requires submission of a grading permit.

Responsible Agency: Planning, Building and Environmental Services.

2.2 PERSONAL STORAGE USE

The use of the storage units shall be limited to the storage of personal storage items and shall not be used for commercial automotive repair, commercial sales, or any industrial or manufacturing activities. The permittee shall also include this limitation in the Covenants, Conditions and Restriction to be recorded with the tentative map.

2.3 A copy of the Executed Section 1602 Lake and Streambed Alteration Agreement filed with the California Department of Fish and Wildlife (CDFW) regarding the habitat enhancement shall be submitted to the PBES Director prior to issuance of building or grading permits.

2.4 COUNTY SURVEYOR

The subdivider shall submit a Final Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The subdivider shall 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 Final Parcel Map.

2.5 CC&Rs

Prior to recording the Final Map, the subdivider shall submit the final Conditions, Covenants and Restrictions (CC&Rs) to the PBES Director and County Counsel for review and approval. The CC&Rs shall indicate all improvements and features to be maintained by the owners association, and the method of maintenance and financing of those commonly owned site and building improvements and features.

2.6 CONSERVATION EASEMENT

A permanent *conservation easement* covering the 75 foot unobstructed setback corridor along Suscol Creek shall be irrevocably offered by the property owner to Napa County, appropriate state agency or a public non-profit land *conservation* entity prior to project completion or parcel/subdivision map recordation, whichever comes first. Said corridor shall include a landscaped ten-foot-wide *easement* between the riparian growth (if any) and the edge of the planned development. Said *easement*, which shall be measured from the outside drip line of the riparian canopy as indicated by the aerial photography taken of the area in March of 1984, shall be maintained in a natural condition.

3.0 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency (ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

3.1 Engineering Services Division as stated in their Memorandum dated March 22, 2016.

3.2 Environmental Health Division as stated in their Memorandum dated July 27, 2016.

3.3 Department of Public Works as stated in their Memorandum dated September 15, 2016.

3.4 Fire Department as stated in their Inter-Office Memo dated April 13, 2016.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

4.0 SIGNS

Prior to installation of any project identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning, Building and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans

submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in County Code Chapter 18.116.

5.0 LIGHTING

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, shall be on timers, and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on any adjoining properties, impact aircraft overflight, or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting.

Prior to issuance of any building permit pursuant to this approval, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

6.0 LANDSCAPING

Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this approval. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (WELO) requirements in effect at the time of building permit submittal and the Napa Valley Business Park Specific Plan. The required landscape plan shall indicate plant location, species, size at planting, quantity of each, method of planting, underground automatic sprinkler system, and similar landscape design information. The minimum size of shrubs shall be five (5) gallons. The minimum tree size shall be fifteen (15) gallons (3/4" to 1" trunk caliper).

Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6 inch raised concrete curb. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 feet and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.

The irrigation system shall utilize reclaimed water when it is made available in the vicinity. Any undeveloped portion of the property shall be hydro-seeded or an approved equivalent and permanently maintained.

Landscaping shall be completed prior to issuance of a Final Certificate of Occupancy, and shall be permanently maintained in accordance with the landscaping plan.

7.0 OUTDOOR STORAGE/SCREENING/UTILITIES

No outdoor storage is permitted as part of this action. Any proposal for outdoor storage and screening is subject to separate review and approval by the PBES Department. New utilities required for this project shall be placed underground.

8.0 MECHANICAL EQUIPMENT

Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights will be subject to review and approval by the PBES Director prior to the issuance of building permits.

The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

9.0 TRASH ENCLOSURES

The developer shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The PBES Director shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.

The developer shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials. Collection and loading areas shall be located adjacent to trash enclosures when practical and shall contain adequate area to accommodate the recyclable waste generated by the development. All recyclable materials areas shall be accessible by collection vehicles. The PBES Director shall approve the design and location of each collection and loading area.

10.0 AIRCRAFT OVERFLIGHT EASEMENT

Prior to issuance of building permits, the permittee 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.

11.0 MISCELLANEOUS

Any crane used in the construction of the project shall be lighted and have flags for improved visibility from aircraft; no crane shall exceed 80 feet in height without first obtaining the FAA's express approval.

12.0 GROUND WATER MANAGEMENT – WELLS

Please contact the Planning Division with any questions regarding the following:

- a. The permittee shall (at the permittee's expense) maintain data regarding monthly well monitoring and the total annual groundwater pumped. Such data shall include water extraction volumes and static well levels of the well. All monitoring shall commence within six months of the issuance of this Permit, or immediately upon commencement of the expansion authorized by this Permit, whichever occurs first, and shall be submitted not later than January 31st every calendar year thereafter and available upon the County's request at any other time.

Water usage shall be minimized by use of best available control technology and best water management conservation practices.

- b. No new on-site or off-site water sources (other than those evaluated or approved as part of this Permit) proposed to be used for the facility, including but not limited to wells, imported water, new or existing ponds/reservoir(s) or other surface water impoundments, to serve the facility, shall be allowed without additional environmental review, if necessary, and may be subject to a modification to this permit. A new Water Availability Analysis shall be required prior to approval of any new water source(s) on the property.
- c. Permittee shall limit groundwater use for the project to .63 acre-ft. per year. Any exceedance of this amount in a calendar year is a material breach of this permit.
- d. If water use for the project from the well exceeds .63 acre-ft. per year in a calendar year by 10% or more (a significant exceedance), the permittee shall both immediately notify the County and cease any activity causing the exceedance, shall begin daily well monitoring, and shall promptly prepare a report to be submitted to the PBES Director regarding the reasons for the significant exceedance and the measures immediately taken and to be taken to bring the significant exceedance into compliance with this condition.

The PBES Director may set this Permit for a revocation or modification hearing before the Planning Commission within 60 calendar days of discovery of the significant exceedance for possible modification, revocation, or suspension.

- e. If the water use for the facility from the well exceeds .63 acre-ft. in a calendar year by less than 10%, the permittee shall notify the County, and promptly provide a report of the following:
 1. water volume used;
 2. the reason for exceedance;
 3. the plan the facility has for reducing water use so as not to exceed the allocation the following year; and
 4. other information that may be affecting water use.

If after two calendar years of reporting the monitoring shows that the annual water allocation identified above continues to be exceeded by less than 10%, the PBES Director shall schedule the Permit for review by this Planning Commission and possible modification, revocation or suspension.

- f. The permittee shall be required to include the well in the County's Groundwater Monitoring program upon the County's request.

13.0 COLORS

Exterior finishes and colors of the building, roof, parking lot and walkways shall be subject to approval by the PBES Department, prior to the issuance of a Building Permit. Highly reflective surfaces and materials will not be permitted.

14.0 SITE IMPROVEMENTS CONDITIONS

Please contact Engineering Services with any questions regarding the following.

14.1 GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. All spoils piles shall be removed prior to issuance of a Final Certificate of Occupancy.

14.2 TRAFFIC

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

14.3 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. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

14.4 AIR QUALITY

During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Construction Best Management Practices, as provided in Table 8-1, May 2011 Updated CEQA Guidelines:

- a. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The Air District's phone number shall also be visible.
- b. All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day.
- c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- d. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- e. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

14.4 STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

14.5 PARKING

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street standards. Parking shall not occur along public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

14.6 GATES/ENTRY STRUCTURES

Any gate installed at the property's entrance shall be reviewed by the Planning, Building & Environmental Services Department and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

15.0 ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

Please contact Environmental Health with any questions regarding the following.

15.1 NOISE

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require

construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior mechanical equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

16.0 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

17.0 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

18.0 INDEMNIFICATION

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty (20) days of the granting of this approval using the Planning, Building, and Environmental Services Department's standard form.

19.0 AFFORDABLE HOUSING MITIGATION

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.

20.0 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. 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 to the owner. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final

certificate of occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or 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 Commission at some time in the future, the 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 so warranted, to commence revocation hearings in accordance with County Code Section 18.124.120.

21.0 TEMPORARY AND FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Final Certificate of Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. However, a Temporary Certificate of Occupancy may be granted pursuant to County Code Section 15.08.070(B) to allow specified limited use of the project prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

22.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

23.0 PAYMENT OF FEES AS PREREQUISITE FOR ISSUANCE OF PERMITS

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full.



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David Morrison
Director

MEMORANDUM

[Signature]
03/22/2016

To: Wyntress Balcher
Planning Division

From: Patrick C. Ryan
Engineering Service

Date: March 22, 2016

Re: **Permit No. P14-00296**
Napa Vault Storage
Conditions of Approval
APN: 057-170-018

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit application, generally requesting the following:

Modification of use to construct a 130 unit industrial condominium facility. The layout of the facility would be in 11 buildings and 3 unit types. The site plan identifies 128 units that will be individually owned storage units, one owner's common area and one storage unit for a total of 130 units. Building area in total is 152,348 square feet. A minimum of 60' is provided between buildings to accommodate parallel parking at units and common drive for two way traffic. Thirteen additional parking stalls are included. The project proposes Low Impact Design strategies including routing drainage management areas to Bioretention facilities for treatment and hydromodification prior to discharging off site.

After careful review of the Napa Vault Storage Use Permit Modification application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. Providing no changes are made to the proposed project or to Federal, State or Local codes and regulations this Divisions supports this proposed development with the following required conditions listed herein.

EXISTING CONDITIONS:

1. The County of Napa parcel 057-170-018 is located at 1055 Soscol Ferry Road, Napa County, CA.
2. The existing parcel is currently zoned GI:AC, General Industrial : Airport Compatibility Combination District.
3. The existing parcel is located within Cal Fire's Local Responsibility Area (LRA).
4. The existing property is currently undeveloped
5. The existing parcel is part of the Napa River Watershed, Soscol Creek tributary.

REQUIRED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any roadway, proposed new or reconstructed, shall meet the requirements for a Commercial, Industrial, Non-Residential driveway roadway compliant with the 2016 Napa County Road and Street Standards (RSS). Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) or an engineered equivalent section in accordance with Section 27 of the 2016 Napa County RSS.
2. Any proposed or required new parking shall meet the requirements outlined in the 2016 Napa County RSS, Section 9 and/or Detail D-8.
3. The applicant shall obtain encroachment permits from Napa County Public Works Department for all work performed in the right-of-ways.

SITE IMPROVEMENTS:

4. A separate Grading Permit Applications shall be required for the proposed Site Improvements.
5. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
8. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. 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 Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
10. 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 (CRWQB) 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 PBES Department Engineering Division for review.

11. 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.
12. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
13. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

14. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. An updated Stormwater Control Plan for Regulated Projects shall be submitted prior to any permit approval and shall comply with the site design measures, stormwater treatment and hydromodification, source control measures, and on-going maintenance and operation of these facilities.
15. On-site storm drain inlets shall be marked with the words "No Dumping! Flows to Bay" or similar.
16. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system.
17. Refuse Areas shall be covered, graded, and paved to prevent run-on and runoff. And drains within a refuse area shall be connected to a grease removal device before discharge to a sanitary sewer or approved closed loop system.
18. Provide for ongoing Operation and Maintenance Plan including executing a Stormwater Management Facilities Agreement, which runs with the land and provides for periodic inspections and reporting at the facilities owner's expense.

ANY CHANGES IN USE OR DESIGN MAY NECESSITATE ADDITIONAL REVIEW AND CONDITIONS FOR APPROVAL.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org.



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David Morrison
Director

MEMORANDUM

A handwritten signature in black ink, appearing to read "C. Sechelt", is written over the "From:" field of the memorandum.

To:	Wyntress Balcher, Project Planner	From:	Christine Sechelt, Environmental Health Director
Date:	May 27, 2016 Revised – July 27, 2016	Re:	Application for Napa Vault (Acorn 6A) Soscol Ferry Road Assessor Parcel 057-170-018 File # P14-00296

The application requesting approval to construct 130 storage units and common area as described in application materials has been reviewed. Upon review it was determined that a private sewage disposal system is appropriate for the proposed project due to location of the parcel outside the Napa Sanitation District boundary and greater than 200 feet from the closest sewer main. The proposed sewage disposal system will be sized for less than 1500 gallons per day and will be designed, constructed and maintained so as not to be detrimental to the public health and/or safety. Connection to the public sewer is deferred until the sewer is available to within 200 feet of the parcel. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Plans for the proposed sanitary wastewater subsurface drip system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

Please be advised-requirements for wastewater treatment systems in Napa County are being reviewed and will be modified to comply with Regional Water Quality Control Board (RWQCB) minimum standards (Onsite Wastewater Treatment System Policy). The owner will have to comply with wastewater system requirements in place at the time the application for a building permit is filed and the sewage installation permit is secured.

2. A permit to construct the proposed sanitary wastewater wastewater system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.

3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
4. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

During construction and/or prior to final occupancy being granted:

5. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary wastewater treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

7. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
8. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain _____

facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

9. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. The sanitary wastewater treatment system must be monitored by an approved service provider with reports electronically submitted to this Department two times per year.



A Tradition of Stewardship
A Commitment to Service

**Napa County Fire Department
Fire Marshal's Office**
2721 Napa Valley Corporate Drive
Napa, CA 94558

Office: (707) 299-1464
Direct: (707) 299-1461

**Joe Petersen
Fire Marshal**

MEMORANDUM

TO: Wyntress Balcher
Planning Division

FROM: Joe Petersen
Fire Department

DATE: April 13, 2016

SUBJECT: **B15-00298** **1055 Soscol Ferry Road** **APN:057-170-018**

The Napa County Fire Marshal's Office has reviewed the Building Permit application package for 1055 Soscol Ferry Road. The Fire Marshal requires the following conditions to be incorporated prior to approval of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions of me, contact me at (707)299-1461 or email at joe.petersen@fire.ca.gov.



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Department of Public Works

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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: September 15, 2015	Re: Napa Vault Storage P15-00298/P14-00296

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

Street frontage improvements required. The project shall construct improvements along Soscol Ferry Road fronting the property, consistent with the Airport Industrial Area Specific Plan (AIASP) design standards for 3-lane collectors and the Countywide Bicycle Plan (CBP), including a minimum 10-foot multi-use path the full length of the frontage. The improvements shall be constructed in compliance with the AIASP, CBP and the Napa County Road & Street Standards. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements.

An encroachment permit will be required during the building permit phase. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

Traffic Mitigation Fees required. All new development, or improvements to existing development that will generate additional traffic, in the Airport Industrial Area are required to pay a Traffic Mitigation Fee. The fees collected are used to fund the construction of new roads and intersection improvements in the area.

More information on these is available at our website:

<http://www.countyofnapa.org/publicworks/roads/>

Please contact me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.