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Previous Project Conditions



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

April 5, 1991

Jack H. Dimond
13786 Mira Montana Drive
Del Mar, CA 92014

RE: Modification to Condition #10 - Napa Airport Centre, Ltd
Tentative Subdivision Map - Assessor's Parcel No. 57-060-46

Dear Mr. Dimond:

Please be advised that on April 5, 1991 the Napa County Zoning Administrator approved your request to remove condition of approval #10 required by the Conservation, Development and Planning Commission as part of its July 25, 1990 approval of the tentative subdivision map for Napa Airport Centre, Ltd. All other conditions of approval and project revision statement remain in force and effect. This approved modification does not extend or modify the expiration date of the approved subdivision map which remains July 25, 1992.

The action of the Zoning Administrator is final unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is filed, you will be notified.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".

JEFFREY REDDING
Director

cc: John Tuteur, County Assessor
Harry Hamilton, Director of Public Works
Napa Airport Centre, Ltd

JRR:pc:8



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

September 11, 1990

Jack H. Dimond
NAPA AIRPORT CENTRE, LTD.
Teachers Management & Investment Corporation
TMI Building #6
Upper Newport Plaza
Newport Beach, CA 92660-2629

RE: Minor Modification to Tentative Map -- Napa Airport Centre, Ltd.
Assessor's Parcel #57-060-46

Dear Mr. Dimond:

Please be advised that on September 4, 1990, the Napa County Zoning Administrator approved your request for a minor modification to add Condition #15 to the tentative map approved by the Conservation, Development & Planning Commission on July 15, 1990. Based upon the Zoning Administrator's approval, Condition #15 of the tentative map has been added to read:

The applicant shall record or otherwise place in effect prior to the recordation of the final map, binding restrictions in the form of CC & Rs, mutual easements or other appropriate methods, providing notification to prospective buyers of lots in that subdivision that reservation of open space areas across parcel boundaries may be necessary to comply with the Airport Land Use Plan requirements. Prior to recordation, such restrictions shall be submitted to the Executive Officer of the Airport Land Use Commission for review and approval. These restrictions shall be modified only by mutual consent of the applicant and the County. A note shall be placed on the final map that development of the parcels covered by the final map are subject to the CC & Rs in effect at the time of recording of the final map.

The action of the Zoning Administrator is final unless an appeal to either the decision of the Conditions of Approval are filed with the Department pursuant to Title XIII of the Napa County Code.

Please be further advised that the modification granted by the Zoning Administrator does not alter either the expiration date or any other Condition of Approval as required by the Conservation, Development & Planning Commission on July 25, 1990.

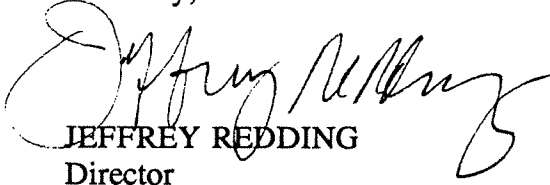
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Jack H. Dimond/Napa Airport Centre,Ltd.

9/11/90

Please contact me if I may be of further assistance to you.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeffrey Redding', is written over the printed name and title.

JEFFREY REDDING

Director

JRR:jm.6g

cc: Robert Westmeyer, County Counsel
Harry Hamilton, Public Works Director
Michael Miller, Deputy Planning Director
Cathy Roche, Dickenson, Peatman & Fogarty



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

August 3, 1990

Assessor's Parcel 57-060-46

Jack H. Dimond
13786 Mira Montana Drive
Del Mar, CA 92014

Dear Mr. Dimond:

Please be advised that the Napa County Conservation, Development and Planning Commission has approved your request to subdivide a 127.72 acre parcel into twenty-one (21) parcels ranging from 5.0 to 7.3 acres, subject to compliance with the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: July 25, 1990

EXPIRATION DATE: July 25, 1992

Subdivision regulations require that a Final Map be submitted for recordation with the Napa County Department of Public Works within a period of two (2) years from the approval date. All conditions of approval of the Tentative Parcel Map must be satisfied prior to the recordation of the Final Map.

The Map becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another aggrieved person, you will be notified.

A one-year extension of time in which to record the Final Map may be granted by the County provided that such extension request is made prior to the expiration date. A request for an extension of time is subject to payment of a \$300.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your parcel map or procedures for extensions.

Very truly yours,

A handwritten signature in cursive script, reading "Jeffrey R. Redding".

JEFFREY R. REDDING
Director

cc: Harry Hamilton, Dept. of Public Works
John Tuteur, County Assessor
Napa Airport Centre, Ltd.

CONDITIONS OF APPROVAL
(Napa Airport Centre Tentative Subdivision Map)

CDPC Meeting of July 25, 1990

1. Compliance with all building codes, IP (Industrial Park) zoning standards and requirements of various County Departments and Agencies.
2. The subdivider shall comply with all applicable provisions of the Napa County Code and construct all improvements required by Article 4 of Title XI (Section 11627.3). Improvements required, but deferred, shall be bonded to assure construction at a future date.
3. Applicant shall dedicate a Public Utility Easement on the Final Map, if necessary, to insure that cable and telephone service is made available from the public street to a future building site. Prior to the issuance of a Building Permit, the applicant shall submit evidence that cable and telephone companies have been afforded an opportunity to construct service from the public street to the proposed building site.
4. All streets shown on the tentative map shall be offered for dedication to public use.
5. No building permits shall be issued for building sites created by this subdivision unless plans comply with the requirements of the Geotechnical Investigation dated December 3, 1989 prepared by Donald Herzog and Associates incorporated herein by reference.
6. Compliance with Mitigation Measures #1 through 15 contained in the attached Negative Declaration incorporated herein by reference.
7. All Traffic Mitigation Fees shall be paid as each parcel is developed prior to issuance of the building permit.
8. Street trees and perimeter subdivision screening trees shall be planted as indicated on the Landscape Palette provided the problem with the sanitary sewer easement is satisfactorily resolved with the Napa Sanitation District. The tree types shall be modified, with the Planning Director's approval, to types which will not exceed a mature height of thirty-five (35) feet. All trees shall be a minimum of 15 gallons in size and planting shall occur prior to filing Notices of Completion for each parcel.
9. The ALUC (Airport Land Use Commission) shall review and approve this subdivision proposal and each subsequent development permit and resubdivision approval.
10. Prior to issuance of a building permit for the project, the property owner/developer shall file a complete application for annexation of the site to the American Canyon Fire Protection District. If said annexation application is approved by the Local Agency Formation Commission, the property owner/developer agrees not to file written or oral protest to said annexation with the District. If the annexation is terminated by LAFCO, compliance with this condition shall be deemed completed.

*Deleted by
Z.A. 4-5-91*

11. During all grading and subsurface excavations (including utility-line trenching), construction will be halted if significant archaeological resources are discovered. Significant archaeological resources shall include the remains of previous Indian living areas or human burials. In the instance of Indian living areas, these objects shall be recorded and mapped prior to further excavation on that portion of the site. In the event human burials are discovered during excavation, work shall be halted and the County Coroner, the Northwest Indian Cemetery Protective Association (NICPA) and other appropriate authorities shall be notified. In the event of the discovery of significant archaeological resources, the applicant shall retain the services of a qualified archaeologist to evaluate the resource and recommend appropriate mitigation measures. Mitigation measures shall be completed to the satisfaction of the Director prior to resumption of the grading activities.
12. The pond shall be protected by a permanent easement acceptable to the State of California, Department of Fish and Game prior to the recording of the Final Subdivision Map.
13. All signs, including subdivision entry monuments, shall be submitted to the Director for review and approval regarding placement, size, height, materials, colors, and content prior to any installation.
14. Future lot development shall be in substantial conformance with the Napa Airport Centre Design Guidelines dated March 12, 1990 and any Conditions, Covenants and Restrictions recorded to implement these guidelines.
15. *Added Sept. 4, 1990 by Z.A.*

Napaprt.STR
RN:dc:4

The applicant shall record or otherwise place in effect prior to the recordation of the final map, binding restrictions in the form of CC & Rs, mutual easements of other appropriate methods, providing notification to prospective buyers of lots in that subdivision that reservation of open space areas across parcel boundaries may be necessary to comply with the Airport Land Use Plan requirements. Prior to recordation, such restrictions shall be submitted to the Executive Officer of the Airport Land Use Commission for review and approval. These restrictions shall be modified only by mutual consent of the applicant and the County. A note shall be placed on the final map that development of the parcels covered by the final map are subject to the CC & Rs in effect at the time of recording of the final map.

PROJECT REVISION STATEMENT
(Napa Airport Centre)

I hereby revise my request to subdivide an existing 127.72 acre parcel into twenty-one (21) parcels to include the measures specified below:

Hydrology (Flooding, Sedimentation & Erosion)

- 1) Applicant shall install on and off-site storm drainage facilities deemed necessary by the Director of Public Works to accommodate runoff from the proposed subdivision.
- 2) Grading and other earthmoving activities, including rough grading for roads, shall only occur between April 15 and October 15, unless the following are submitted to the Department and incorporated into the project:
 - a) A grading and erosion control plan prepared by a licensed civil engineer is submitted to and approved by the Director, the Public Works Department and the Soil Conservation Service prior to site grading. Said plan shall include at least the following:
 - (1) A grading schedule;
 - (2) A topographic map with cross sections of the proposed cuts and fills;
 - (3) A revegetation plan and schedule acceptable to the Soil Conservation Service. All exposed slopes shall be replanted/reseeded immediately upon completion of grading activity.
 - (4) All disturbed areas shall be seeded with a seed mixture approved by Soil Conservation Service and on slopes over 10% have straw mulch applied and anchored in place or jute netting installed;
 - (5) Cut slopes shall be benched, scarified or similarly treated to reduce runoff velocities and soil erosion;
 - (6) Sediment catch basins shall be installed to contain the sediment in the runoff. Sediment catch basins shall be regularly maintained by the applicant.
- 3) Grading and earthmoving activities shall be confined to the amount necessary to complete Devlin Road, other minor roads and any required public on or off-site improvements. No grading or earthmoving activities on lots 1 to 21 shall be permitted, unless approved by the Director.

Air Quality

- 4) Dust from construction activities and any stock or spoil piles shall be controlled through regular application of water or chemical retardant acceptable to the Director of Public Works.

Noise (Construction Phase)

- 5) Construction techniques, staging plans and equipment shall be designed to produce a minimum amount of noise.
- 6) All construction equipment, especially the muffler system, shall be properly maintained to reduce noise emissions.

Noise (Permanent)

- 7) Interior noise levels of buildings constructed on lots approved by this tentative map shall be a maximum of 60 dB(A) unless a more restrictive standard is required by Chapter 35 of the appendix to the Uniform Building Code or other State regulation.
- 8) Future outdoor use areas, including but not limited to deck, balconies and patios, shall be located no closer than 125 feet from the centerline of Highway 29 and shall include measures to reduce noise levels on outdoor use areas to 60 dB(A).

Ecosystem

- 9) Prior to site grading, the pond preservation area including surrounding vegetation shall be protected through fencing or other approved barricade. Such fencing shall protect vegetation during construction and shall be installed to the satisfaction of the Director. The pond preservation easement shall be granted to the County of Napa or another public agency acceptable to the Director.
- 10) No equipment storage, filling/stockpiling or storage and/or dumping of construction-related materials shall occur within the pond preservation area.

Traffic & Circulation

- 11) No direct access to Highway 29 shall be permitted.
- 12) Applicant shall pay traffic mitigation or in-lieu fees in effect at the time of, and prior to issuance of, building permits on parcels created by this Tentative Map.

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Project Revision Statement
Napa Airport Centre

DEPARTMENT OF AVIATION
PERMITTING DEPT

Public Safety (Airport Operations)

- 13) All new utilities shall be placed underground as required by the Director of Public Works.
- 14) An overflight and noise easement shall be dedicated to the County of Napa prior to the recordation of the Final Map. Easement shall be acceptable to and approved by the Director of Aviation and the County Counsel.
- 15) Future lighting, including street lighting, shall be equipped with shields to direct illumination downward and away from nearby streets and highways and the path used by aircraft taking off from and landing at the Napa County Airport.


I understand and explicitly agree that with regards to all California Environmental Quality Act (CEQA), Permit Streamlining Act, (i.e., GCS 63920-63962) and Subdivision Map Act processing deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.


Signature of Applicant/Agent
Jack H. Dimond

Date

6/29/90

RN-2/Nap-Air.PRS


Signature of Property Owner
Napa Airport Centre, Ltd, a California
Limited Partnership
By: Teachers Management & Investment
Corporation, A California Corporation,
General Partner

Date

6-29-90