

PUBLIC WORKS DEPARTMENT

INTER-OFFICE MEMO



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DATE: February 23, 2009

TO: Conservation Development and Planning Department

FROM: Erich Kroll, Supervising Engineer

SUBJECT: Lot 3 in Napa Valley Gateway Unit 4, APN# 057-250-032, File # P08-00557

The application is for the permit of a new light industrial building. The proposed project consists of a 39,000 sq. ft. metal-framed building. The following conditions apply for a light industrial manufacturing and warehouse use. Any proposed change in use will require further analysis regarding roadway access and traffic improvements.

Engineering Discussion/Findings:

1. The site is part of an existing business park with all of the necessary utilities and infrastructure in place within Gateway Road West.
2. The site is mostly level with approximately 2 feet of grade change.
3. No improved access serves this parcel.
4. No existing impervious surface is found on the property.
5. There are no existing road or drainage improvements on the proposed parcel.
6. The northeasterly boundary is bordered by Sheehy Creek which conveys water to the south.
7. The southeasterly boundary is developed as light industrial on APN 057-250-021.
8. The northwesterly boundary is undeveloped.
9. Parking surface is currently nonexistent.
10. We are concerned inadequate clearance to the building has been provided at the northerly and northeasterly corners of the proposed buildings.
11. We are concerned cars maneuvering along the back of the building will be unsafe with installing traffic devices that can increase the site distance around the corners blind turns.
12. We recommend installing traffic devices to protect the perimeter of the building from car/truck impacts.
13. At the time of the preparation of these conditions, we have not been provided post construction calculations showing compliance with our Napa County Post Construction Runoff Management Requirements.

14. The applicant has submitted a will serve letter from the City of American Canyon for water service dated September 17th, 2008. No on site wells will be used to serve this parcel. No further analysis is necessary.

RECOMMENDED CONDITIONS:

As used throughout these Conditions of Approval, professional titles such as “engineer”, surveyor, and “architect” refer to persons currently certified or licensed to practice their respective professions in the State of California.

GROUNDWATER

1. *The Developer must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon. This agreement and all its parts shall be effective as of July 3rd, 2008. (See Attached Exhibits E,F,G,H)*

NEW DRIVEWAY:

2. Access driveways shall be designed to meet the Airport Industrial Area standards. Structural section shall be a minimum section equivalent to support an H20 load designed by an engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12)

PARKING:

3. Any additional parking proposed by the Developer or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by an engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. “Storm Drain” plans shall normally include all hydrologic and hydraulic analysis including by not necessarily limited to hydraulic grade lines, pipe flows, and inlet structure sizing. The drainage system shall be designed to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
6. The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the County Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.
7. At the completion of construction, and prior to the final acceptance of the improvements to the County, the applicant shall update the AutoCad files in order to reflect the as built conditions.

8. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
9. The Developer must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
10. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

AIRPORT SPECIFIC CONDITIONS:

11. Developer 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 Developer should contact our office to obtain information regarding the determination of this fee.
12. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County Airport Area Specific Plan.
13. All driveway access points must meet the minimum distance of 200 feet from an intersection. The Napa County Airport Area Specific Plan on page 120, "b. Direct Access Limitations" states that "Private driveways along collectors should be separated by a minimum distance of 200 feet and shall not be permitted within 200 feet of an intersection".

UTILITIES:

14. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements required by the County Engineer. The applicant shall provide certified reports of all utility trench compaction for approval by the County Engineer.

MAINTENANCE:

15. 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.
16. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks
17. Each year the entity responsible for maintenance is required to complete an annual report that includes 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.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

18. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
19. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
20. For on-site common retention basins, the side slopes shall not exceed 3:1.
21. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief routes.
22. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
23. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
24. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume. Waivers from this requirement can only be granted by the Director of Public Works.
25. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
26. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

27. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity ([Construction General Permit, 99-08-DWQ](#)) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file

a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation

28. All hazardous materials stored and used on-site 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. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
29. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

OTHER RECOMMENDATIONS:

30. All improvements shall be constructed according to plans prepared by an engineer which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
31. As applicable to future development, the Developer must comply with all associated requirements and exhibits relating to development on all parcels described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon. This agreement and all its parts effective as of July 3rd, 2008.
32. 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.

33. Developer shall pothole existing utilities within the scope of the improvements prior to Building Permit or Public Improvement plan submittals. Potholing existing utilities will not be required for an onsite Rough grading permit.
34. Storm drain calculations within the Public Right of way shall be analyzed using the following design criteria:
 - a) 10 year storm is conveyed within the pipe
 - b) 100 year storm event is conveyed without overtopping the roadway
 - c) 100 year storm events can be carried within Curb and Gutter pan.
35. Cover over the storm drain lines shall meet the County standard trenching requirements. Therefore, Engineer shall provide a design report confirming that the County standards can be met or equivalent.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez at the same number.