

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



A Tradition of Stewardship
A Commitment to Service

DATE: November 23rd, 2010

TO: Ron Gee, Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer

SUBJECT: Gateway Winery Tentative Parcel Map P10-00363TPM

The application proposes to prepare the existing parcel for subdivision into three parcels plus remainder through the approval of this tentative parcel map for the use of winery operations as approved by Use Permit P06-01532. No changes to the proposed use of the buildings have been reviewed. These conditions include and supersede the conditions provided under prior Use Permit Submittals.

EXISTING CONDITIONS:

1. The proposed property for subdivision is Napa County Parcel 057-250-029.
2. Site is located within the boundaries of the Airport Specific Plan at the intersection of Technology Way and Morris Court.
3. Site is currently undeveloped and exists as natural grasslands with visible drainage.
4. Project frontage exists along Morris Court and Technology Way. Both roadways have been constructed to the full width build out with existing curb, gutter and drainage installed and accepted by Napa County.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. The applicant has submitted a will serve letter from the City of American Canyon for water service. No on site wells will used to serve this parcel. No further analysis is necessary.
2. *The Applicant 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.*

TENTATIVE/PARCEL MAP REQUIREMENTS

3. If the improvements required by Napa County code title 17.38.010 are not satisfactorily completed prior to the submittal of the final or parcel map for approval, the subdivider shall, concurrent with the acceptance of the final or parcel map, enter into an agreement with the county to complete all required but unfinished improvements at the subdivider's expense within eighteen months, and thereafter to maintain the improvements for an additional twelve months. The eighteen-month period may be reduced to twelve months by the director of public works if he finds that completion of the improvements within twelve months is necessary to preserve the public health and safety.
4. Structures cannot be constructed across existing recorded utility easements.
5. Applicant must design 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)

NEW DRIVEWAY

6. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder (County Road and Street Standards, Page 9, Standard 12).
7. Structural section of all drive isles shall be designed by a licensed Civil Engineer to hold an H20 loading and shall conform to the State of California Department of Transportation design procedures and general engineering practice at the time of submittal (Page 27, Section 19).
8. All driveway access to the public right away must conform to the latest edition of the Napa County Road and Street Standards (Page 54, Detail P-4)
9. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

PARKING

10. Any parking proposed by the applicant or required by the Planning Commission as a condition of this Tentative Map must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).

11. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS

12. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
13. All site improvements must conform to the latest addition of the Napa County Road and Street Standards.
14. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff and shall be accompanied by a hydraulic analysis for the drainage improvements.

AIRPORT SPECIFIC CONDITIONS

15. Applicant will pay the applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.
16. 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.
17. Any necessary storm drainage improvements shall conform to the latest “Napa County Road and Street Standards” and shall be constructed to accommodate the maximum build out of the development

OTHER RECOMMENDATIONS

18. 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.
19. 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.

CONSTRUCTION STORMWATER REQUIREMENTS

20. 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. Best Management Practices shall also be implemented to minimize dust at all times.
21. 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 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 and comply with State permitting. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
22. The SWPPP relating to the project improvement plans shall be submitted with the building permit application. A plan check fee will apply.
23. 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.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

24. 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.
25. 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
26. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
27. 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.

28. Loading/unloading dock areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
29. 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.
30. 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 XXXX River/Creek/Lake"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
31. 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. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander 253-4351.