



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Steven E. Lederer
Interim Director

MEMORANDUM

To: John McDowell
Deputy Director - CDPD

From: Drew Lander 
Assistant Engineer

Date: March 26, 2012

Re: Inglewood Village Business Park,
Compliance report for PW conditions
relating to P04-0428Mod

This memo is being provided to you in response to a public inquiry regarding the operation of drainage facilities and structures located at 1275 Inglewood Ave. The Public Works Department has concluded an investigation into the operation of the existing storm water detention basin and concluded that the system is operating as designed, and in a manner consistent with the conditions of approval per use permit modification P04-0428.

To date the developer has obtained a private easement to discharge water to the southwest to avoid discharging water to the neighboring properties; the developer has installed an offsite drainage structure to prevent the clogging of an existing culvert; the developer has installed onsite detention to provide supplementary storage capacity of storm water during rain events; the developer has installed storm drain inlets along Inglewood Avenue to prevent the ponding or diversion of water along the road. Site inspections and conversations with the Engineer of record for the development conclude that the storm drain improvements are complete and operating as designed.

EXISTING CONDITIONS:

1. Use permit 99077-UP was approved in 1999 for the construction of a garden center with a building and two additional office buildings. In 2004 the applicant requested a modification of the prior approval to include changing the garden center to office building and to phase the construction of the approved buildings.
2. The original use permit addressed concerns of site drainage by requiring all storm drain conveyance leaving the property to be directed to the State Highway right of way, to the East, avoiding ponding water on Inglewood Avenue to the North. This was to avoid directing concentrated runoff to neighboring residential properties and because the development directly south of the project was constructed on fill, which prevented sheet flow from following the natural drainage pattern.
3. The site is currently developed with three commercial office buildings, parking, storm drain infrastructure, and a storm water detention basin.

4. All site drainage enters the onsite storm water detention system and is discharged to a storm drain system across the Southern property and into a concrete structure connected to a storm drain pipe which continues to the South.

INVESTIGATION:

1. Between 1999 and 2004 the project applicant had worked with Caltrans to meet conditions of the original project EIR and redirect any project drainage toward the state highway, due to known drainage issues along Inglewood Avenue. The applicant had no other public right of way frontage and was originally conditioned not to redirect water to neighboring properties. In the Staff report for P04-0428Mod there is discussion regarding the environmental impact of the drainage as reviewed in the original project EIR:

"The mitigation measures included a requirement that storm water runoff be directed towards State Highway 29 so that existing drainage problems along Inglewood Avenue would not be exacerbated. To date, Caltrans has not agreed to allow project drainage to flow toward the drainage channels along the highway. The applicant has requested to modify the mitigation measure to direct storm water runoff toward the south west corner of the property where it would tie into an existing underground storm drainage system and ultimately to a tributary of the Napa River. The proposed alteration of the drainage plan would still meet the intent of the original mitigation measure by directing storm water run-off away from Inglewood Avenue. Staff recommends a condition of approval allowing this proposed alteration of the mitigation measure addressing site drainage." (Use permit #P04-0408-Mod, Pg 4)

2. During the processing of the use permit modification in 2004 the applicant demonstrated that the natural drainage pattern would be to allow drainage to the south, and southwest. During the use permit hearing there were two concerns voiced by neighbors regarding the drainage being redirected. First any water directed to the drainage ditch would be concentrated flow over neighboring properties. Second the open ditch carrying water to the south terminates at a culvert that often clogs with debris causing flooding.

3. During the public hearing the concerns of the neighboring property owners were translated into a new modified project condition:

"The site shall be graded such that storm water from the project is discharged from the site into an approved drainage facility. Storm water runoff shall be directed to the southwest corner of the property. No increase in runoff shall be directed onto adjacent properties unless adequate private easements have been established. Each phase of development shall include drainage improvements to ensure that additional runoff is not directed to Inglewood Avenue or surrounding properties unless through aforementioned easements. All onsite drainage facilities shall be maintained by the permittee in proper working condition."

4. When the applicant presented construction plans for permitting, the plans included a storm drain pipe crossing the property to the South. A private easement had been obtained from the adjacent property owner to discharge this water to the South. The applicant constructed a protected concrete drainage structure at the end of the existing open ditch to prevent any further clogging of the pipe due to debris. During the installation of this drainage enclosure in 2006 the County was made aware that the pipe continuing south was a 10" or possibly an 8" pipe. The applicant also agreed to provide onsite water retention as well in and open basin on the Inglewood Village property. Prior to construction of the basin, high groundwater was encountered so the Contractor modified the design to an underground water storage tank system and detain the water on site in place of retaining the water.

5. At the time of project conditioning, Napa County did not have any adopted storm water condition standards for storm water retention or detention. The size of the basin was large enough to store the anticipated 2yr 24hr storm event using the modified rational method for calculating the additional runoff. A specific volume was not required of the developer at that time since County Code had not been adopted or developed adequately. The onsite storage was in addition to obtaining the easement for discharging water to the South.
6. A site visit has been conducted by staff to review the operation of the water storage system, the existing storm drain system, and the drainage structure that prevents clogging of the culvert at the bottom of the ditch. All systems were operating as designed at the time of the site visit.
7. It was noted that the culvert carrying water to the south at the bottom of the ditch does not have the capacity to keep the ditch flowing. Due to this, it is observed that water from the watershed North of Inglewood Village fills the ditch and overflows the ditch capacity. This water continues to flow to the south through the vineyards.

If you have any questions regarding the above items please contact Drew Lander or Nathan Galambos at 707-253-4351.