

Planning Commission Mtg.  
FEB 07 2018  
Agenda Item # 8A

**Trippi, Sean**

**From:** Hether, Michael <mhether@cityofnapa.org>  
**Sent:** Wednesday, February 07, 2018 8:28 AM  
**To:** Trippi, Sean  
**Cc:** Ryan Smith; Sutter, Greg; Farres, Dustin; Dietrich, Greg; framirez@cityofamericancanyon.org; Gamble, Robin  
**Subject:** RE: Napa Airport Self storage - Civil and Landscape drawings  
**Attachments:** NASS LS Sht. L1.2 080417.pdf; NASS LS Sht. L1.1 080417.pdf; City Water Easement - Smith-DevlinRd 06-26-17.pdf

Good morning Sean.

Ryan Smith (cc'd on this email) shared your contact information with me regarding approval of the Napa Airport Self Storage project.

The City has been working with Ryan on the allowance of an encroachment on the City's water utility easement.

The landscape plans (see attached) do not consider the existence of a 36" transmission main along the northern portion of the property.

In order for everyone to manage expectations, we should all understand that with the exception of the fence, I intend to maintain some type of drivable surface across the City's pipeline (see attached file - area highlighted in blue).

We should discuss what I will permit within the City's water utility easement...I can be reached at 257.9336.

Thanks.

**Michael J. Hether, P.E.**

Senior Civil Engineer, Water Division



**Public Works - Water Division Office**

City of Napa  
1340 Clay Street  
Napa, CA 94559

**Phone** (707) 257-9521

**Email** [mhether@cityofnapa.org](mailto:mhether@cityofnapa.org)

**Website** [www.cityofnapa.org](http://www.cityofnapa.org)

**Social** [www.facebook.com/CityOfNapa](https://www.facebook.com/CityOfNapa)

[Visit our website for up-to-date details on the drought and ideas on how you can save water.](#)

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**From:** Ryan Smith [mailto:ryan@norcalselfstorages.com]  
**Sent:** Tuesday, February 06, 2018 11:13 AM  
**To:** Hether, Michael <mhether@cityofnapa.org>  
**Subject:** Napa Airport Self storage - Civil and Landscape drawings

Michael,

Here are the plans for our project.

PLEASE NOTE THAT WE HAVE MOVED OUR OFFICE LOCATION

**Ryan T Smith**

THOMASTOWN BUILDERS INC

10608 Industrial Ave Suite #100

Roseville, CA 95678

O. 916.633.6500

[www.norcselfstorages.com](http://www.norcselfstorages.com)

**ABBREVIATIONS**

AC	Asphalt Concrete
BC	Beginning of Curve
CC	Center Line
CR	Centerline
CP	Cubic Yards
CV	Cubic Yards
DA	Ditch
DB	Ditch
DR	Ditch
EA	Edge of Asphalt
EB	Edge of Asphalt
EC	Edge of Asphalt
ED	Edge of Asphalt
EE	Edge of Asphalt
EF	Edge of Asphalt
EG	Edge of Asphalt
EH	Edge of Asphalt
EI	Edge of Asphalt
EJ	Edge of Asphalt
EK	Edge of Asphalt
EL	Edge of Asphalt
EM	Edge of Asphalt
EN	Edge of Asphalt
EO	Edge of Asphalt
EP	Edge of Asphalt
EQ	Edge of Asphalt
ER	Edge of Asphalt
ES	Edge of Asphalt
ET	Edge of Asphalt
EU	Edge of Asphalt
EV	Edge of Asphalt
EW	Edge of Asphalt
EX	Edge of Asphalt
EY	Edge of Asphalt
EZ	Edge of Asphalt
EA	Edge of Asphalt
EB	Edge of Asphalt
EC	Edge of Asphalt
ED	Edge of Asphalt
EE	Edge of Asphalt
EF	Edge of Asphalt
EG	Edge of Asphalt
EH	Edge of Asphalt
EI	Edge of Asphalt
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EK	Edge of Asphalt
EL	Edge of Asphalt
EM	Edge of Asphalt
EN	Edge of Asphalt
EO	Edge of Asphalt
EP	Edge of Asphalt
EQ	Edge of Asphalt
ER	Edge of Asphalt
ES	Edge of Asphalt
ET	Edge of Asphalt
EU	Edge of Asphalt
EV	Edge of Asphalt
EW	Edge of Asphalt
EX	Edge of Asphalt
EY	Edge of Asphalt
EZ	Edge of Asphalt

**SYMBOL & LINE LEGEND**

Existing	Proposed
Fire Hydrant	Fire Hydrant
Power Pole	Power Pole
Manhole	Manhole
Tree	Tree
Edge of Footprint	Edge of Footprint
Overlaid Property Line	Overlaid Property Line
Relating Well	Relating Well
Spot Elevation	Spot Elevation
Contour w/ Elevation	Contour w/ Elevation

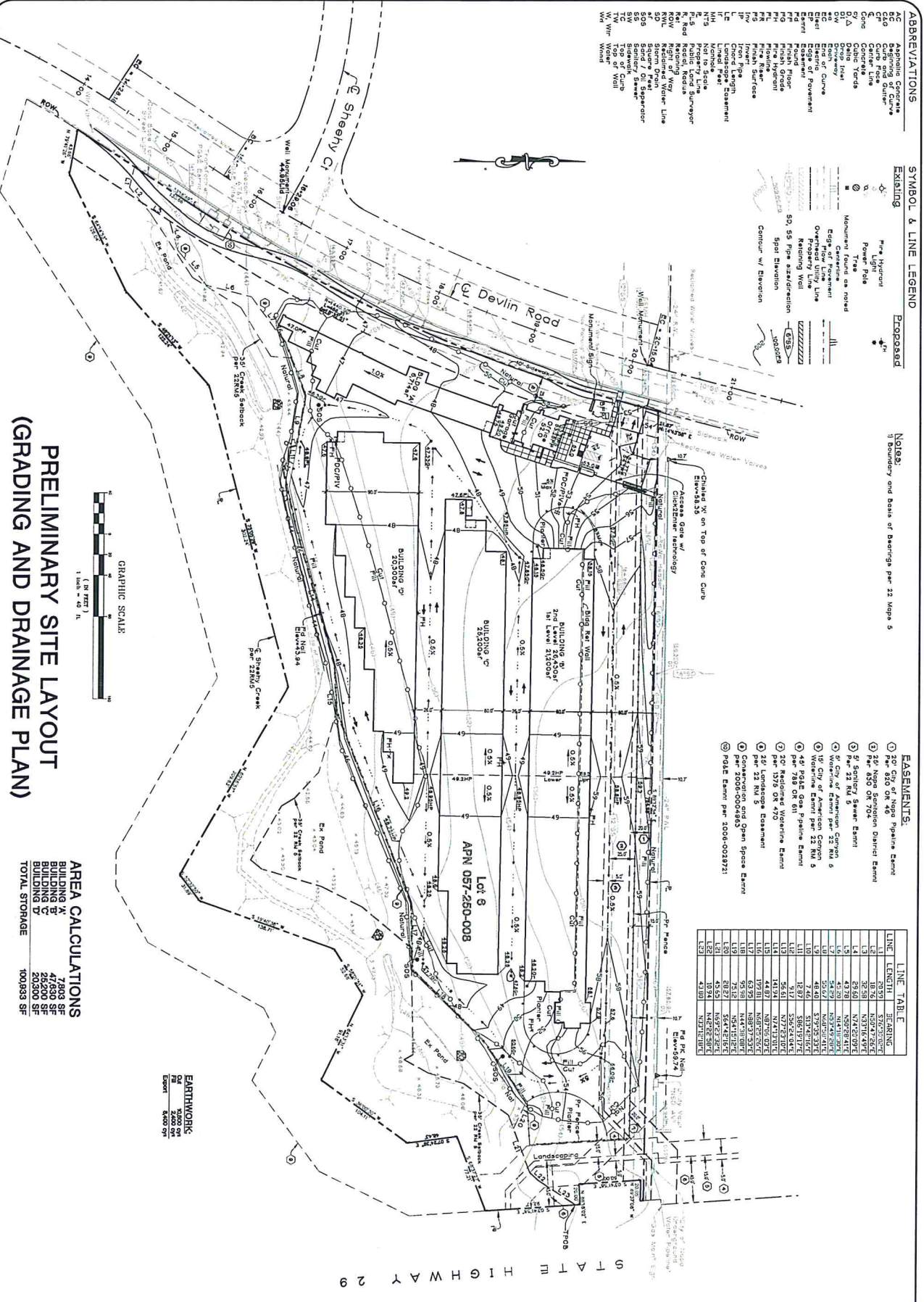
**NOTES:**  
 1) Boundary and Scale of Bearings per 22 Maps 5

**EASEMENTS:**

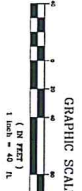
1) 20' City of Napa Pipeline Easmt
2) 20' Napa Sanitation District Easmt
3) 20' Napa Fire Easmt
4) 20' Napa Water Easmt
5) 20' Napa Sewer Easmt
6) 20' Napa Gas Easmt
7) 20' Napa Electric Easmt
8) 20' Napa Telephone Easmt
9) 20' Napa Cable Easmt
10) 20' Napa Fiber Optic Easmt
11) 20' Napa Stormwater Easmt
12) 20' Napa Floodplain Easmt
13) 20' Napa Wetlands Easmt
14) 20' Napa Riparian Easmt
15) 20' Napa Wetland Buffer Easmt
16) 20' Napa Wetland Buffer Easmt
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30) 20' Napa Wetland Buffer Easmt

**LINE TABLE**

LINE	LENGTH	BEARING
L1	20.00	S75°00'00"W
L2	15.00	N85°00'00"E
L3	10.00	S75°00'00"W
L4	20.00	N85°00'00"E
L5	15.00	S75°00'00"W
L6	10.00	N85°00'00"E
L7	20.00	S75°00'00"W
L8	15.00	N85°00'00"E
L9	10.00	S75°00'00"W
L10	20.00	N85°00'00"E
L11	15.00	S75°00'00"W
L12	10.00	N85°00'00"E
L13	20.00	S75°00'00"W
L14	15.00	N85°00'00"E
L15	10.00	S75°00'00"W
L16	20.00	N85°00'00"E
L17	15.00	S75°00'00"W
L18	10.00	N85°00'00"E
L19	20.00	S75°00'00"W
L20	15.00	N85°00'00"E
L21	10.00	S75°00'00"W
L22	20.00	N85°00'00"E
L23	15.00	S75°00'00"W
L24	10.00	N85°00'00"E
L25	20.00	S75°00'00"W
L26	15.00	N85°00'00"E
L27	10.00	S75°00'00"W
L28	20.00	N85°00'00"E
L29	15.00	S75°00'00"W
L30	10.00	N85°00'00"E



**PRELIMINARY SITE LAYOUT  
 (GRADING AND DRAINAGE PLAN)**



**AREA CALCULATIONS**

BUILDING A	4,750 SF
BUILDING B	25,500 SF
BUILDING C	20,500 SF
BUILDING D	100,833 SF
TOTAL STORAGE	100,833 SF

**EARTHWORKS**  
 2,000 CY  
 2,000 CY  
 2,000 CY

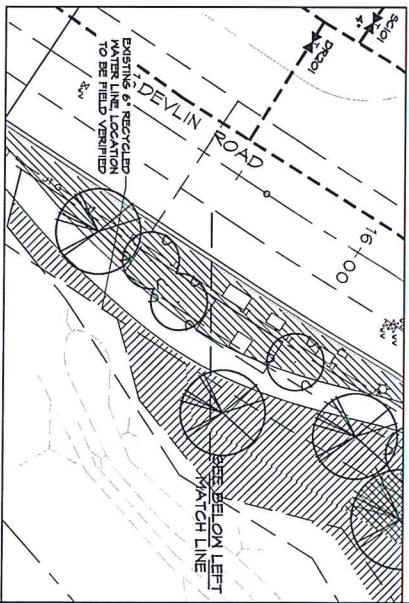
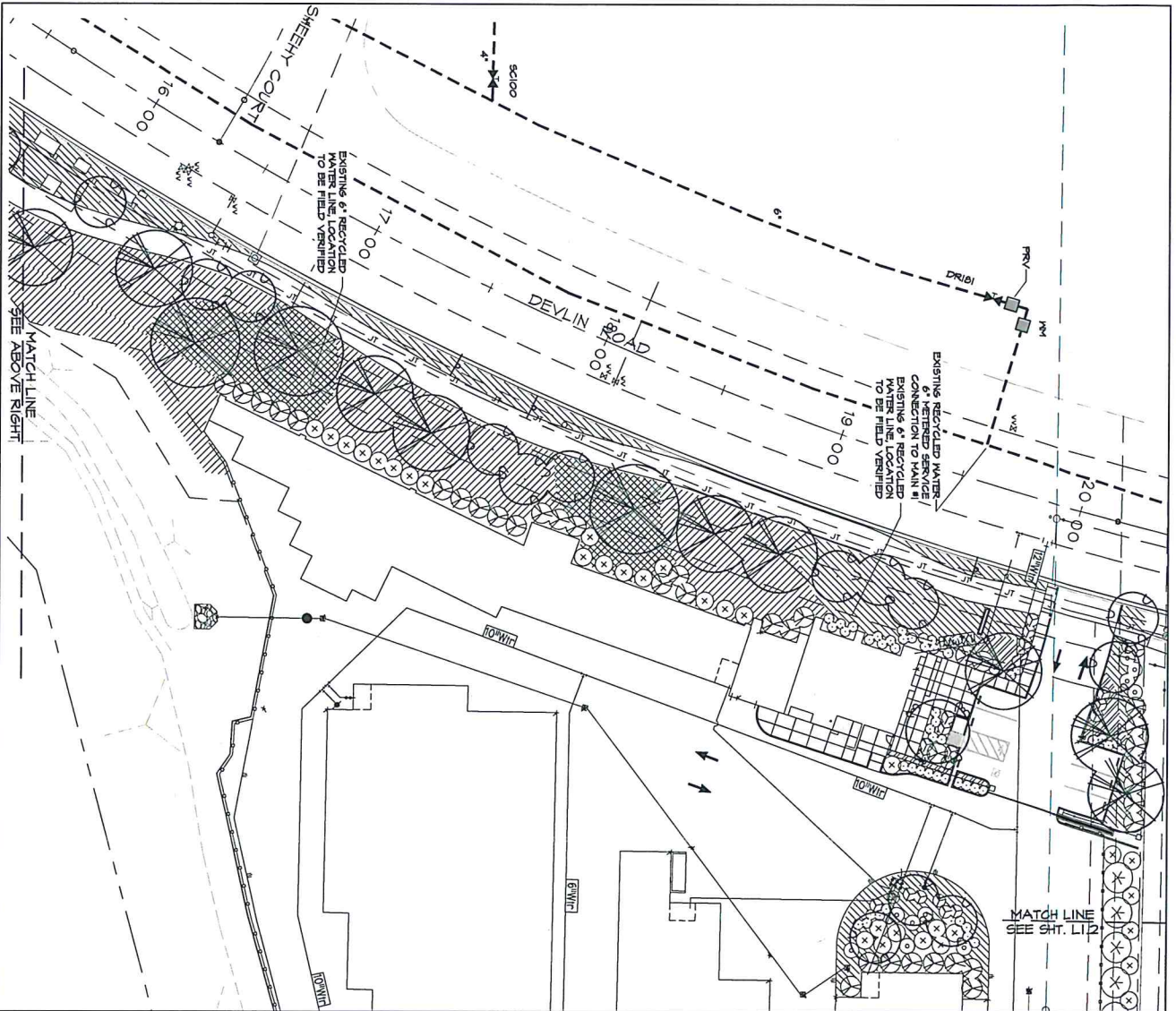
<p>Storage Facility for:  <b>ThomasTown Builders</b>                  Devin Road                  Napa, CA                  APN: 057-250-008</p>	<p>Preliminary Site Layout                  (Grading &amp; Drainage Plan)</p>	<p>ENGINEER  <b>GREGORY J. COOK</b> <small>REG.</small>                  P.O. BOX 18442                  SOUTH LAKE TAHOE, CA 96151                  530-544-7774</p>	<table border="1"> <tr><th>No.</th><th>Description</th><th>Prop. By</th><th>County Approval</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	No.	Description	Prop. By	County Approval	Date					
No.	Description	Prop. By	County Approval	Date									

PROJECT NO: 2017-043  
 SHEET: 43  
 DATE: JUN 23, 2017  
 SCALE: 1"=40'

of 2 sheets

Revised 6-23-17





**PLANT SCHEDULE - ALL PLANT MATERIAL IS LOW WATER USE**

SYMBOL	CODE	DEC.	BOTANICAL NAME / COMMON NAME	SIZE
	CEP P50	3	Cedrus deodora / Deodar Cedar	24" box
	L66 ND	18	Laguncularia indica / Crape Myrtle	15 gal
	P15 CH	10	Philadelphus chinensis / Chinese Philadelphus	15 gal
	QAE L00	3	Quercus laevis / Valley Oak	24" box
	RUJ S14	1	Rhus typhina / African Sycamore	15 gal
	AGC S21	17	Arctostaphylos densiflora / Mountain Laurel	5 gal
	CAL D14	46	Callitriche verna / Little Leaf / Dwarf Weeping Sycamore	1 gal
	CIS PAR	55	Cistus x purpureus / Orval Rosemary	5 gal
	HEI ASD	61	Helleborus orientalis / Toadflax	5 gal
	MAN D04	21	Manisotoma domestica / Manisotoma	5 gal
	X11 C04	71	Xyris corymbosa / Compact Xyris	5 gal
	COL L04	47B	Colostephus ciliatus / Leaflet Barberry	1 gal
	MAI REP	34T	Malva repens / Creeping Malva	1 gal
	R25 PRO	47H	Rosa pratincola / Dwarf Rose	1 gal
	ZAL CAL	23	Zauschneria californica / California Fuchsia	1 gal

ALL PLANT MATERIAL WILL BE ISOLATED WITH RECYCLED WATER. THE ISOLATION POINT OF CONNECTION WILL HAVE AN EXISTING RECYCLED WATER SOURCE ACROSS THE PROPERTY'S DEVLIN ROAD FRONTAGE.

0' 40' 80'

NORTH

YAMASAKI  
LANDSCAPE ARCHITECTURE

HEE AMBROSE, AIA CA057

1223 HIGHL STREET  
ALBUQUERQUE, NEW MEXICO 87103  
TEL: (505) 842-5812  
www.yamasakilandscape.com

**STORAGE FACILITY FOR: THOMASTOWN BUILDERS**

**LANDSCAPE DEVELOPMENT PLANS**

**DEVLIN ROAD**

**NAPA, CALIFORNIA**

DATE: 11/11/11

SCALE: AS SHOWN

PROJECT: STORAGE FACILITY FOR THOMASTOWN BUILDERS

LOCATION: DEVLIN ROAD, NAPA, CALIFORNIA

DESIGNED BY: YAMASAKI LANDSCAPE ARCHITECTURE

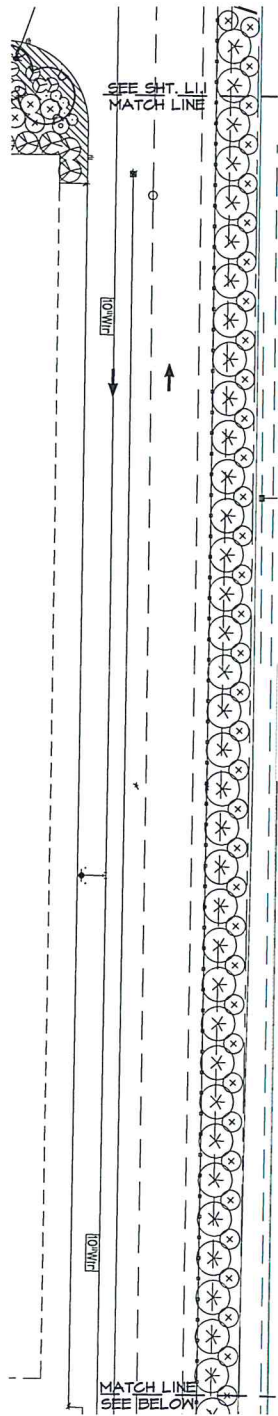
DATE: 11/11/11

SCALE: AS SHOWN

PROJECT: STORAGE FACILITY FOR THOMASTOWN BUILDERS

LOCATION: DEVLIN ROAD, NAPA, CALIFORNIA

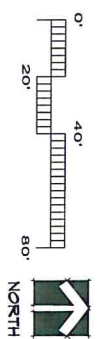
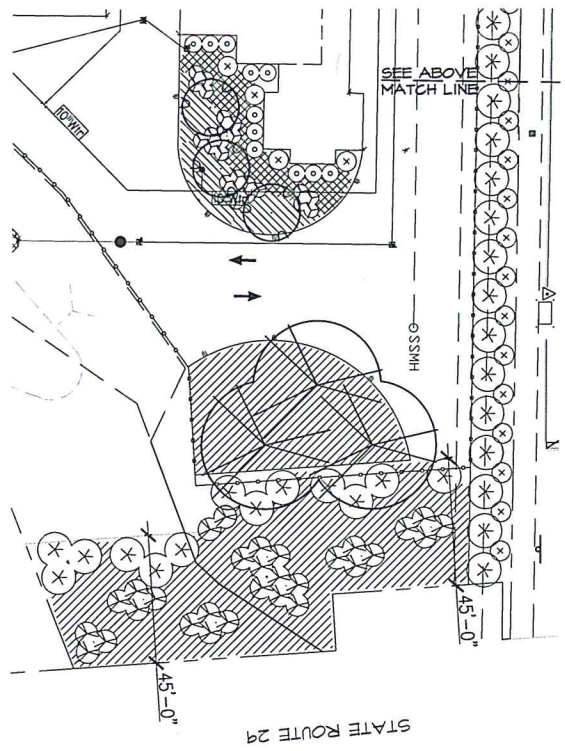
DESIGNED BY: YAMASAKI LANDSCAPE ARCHITECTURE



**PLANT SCHEDULE - ALL PLANT MATERIAL IS LOW WATERUSE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	CEP 050	Quercus douglasii / Digger Cedar	24" box
	LAG 110	Leguminosus nuda / Creosote Myrtle	15" gal
	PI5 011	Pinus edulis / Chinese Pinetree	15" gal
	QAL 100	Quercus laevis / Water Oak	24" box
	RU1 011	Rhus typhina / Arjunc Bush	15" gal
	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	ASC 011	Asclepias tuberosa / Butterfly Milkweed	5" gal
	CA1 011	Callistemon verticillatus Little John / Dyer's Wreathing Bottlebrush	1" gal
	CS1 011	Cistus x purpureus / Greek Rockrose	5" gal
	HE1 011	Heteromeles arbutifolia / Toyon	5" gal
	MAN 011	Manisotoma domestica / Heermann's Manisotoma	5" gal
	NPL 011	Nyctaginia congesta / Compact Nyctaginia	5" gal
	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	COT 101	Cotoneaster dammeri / Landolt's Cotoneaster	1" gal
	MAN 101	Manisotoma repens / Creeping Manisotoma	1" gal
	RZ1 101	Rosa rugosa / Rugosa Rose	1" gal
	ZAL 011	Zauschneria californica / California Redbud	1" gal

ALL PLANT MATERIAL SHALL BE INSTALLED WITH RESPECTIVE WATERING AND IRRIGATION SYSTEMS OR CONNECTION SHALL HAVE AN EXISTING RECYCLED WATER SOURCE ACCORDS TO THE PROJECT'S DEVELOPER'S REQUIREMENTS.



**YAMASAKI**  
 LANDSCAPE ARCHITECTURE  
 1171 AMERSON AVENUE, SUITE 200  
 SAN FRANCISCO, CA 94103  
 TEL: 415.774.8888  
 WWW.YAMASAKI.COM

**STORAGE FACILITY FOR: THOMASTOWN BUILDERS**  
**LANDSCAPE DEVELOPMENT PLANS**  
 DEVLIN ROAD  
 NAPA, CALIFORNIA

DATE: MAY 2016  
 SHEET: L-1.2  
 PROJECT: STORAGE FACILITY FOR THOMASTOWN BUILDERS  
 LOCATION: DEVLIN ROAD, NAPA, CA  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

PROJECT: STORAGE FACILITY FOR THOMASTOWN BUILDERS  
 LOCATION: DEVLIN ROAD, NAPA, CA  
 DRAWN BY: [Name]  
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 APPROVED BY: [Name]