



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Donald G. Ridenhour, P.E.
Director of Public Works

MEMORANDUM

To: Napa County Planning Department and
Conservation Department
Chris Cahill

From: Napa County Public Works
Drew Lander
707-253-4892

Date: February 10th, 2011
Revised from the May 10th, 2010 memo.

Re: P10-00155, Moore Creek Park, 2607
Chiles-Pope Valley Road.
APN 025-440-010, 025-200-034, 025-060-
025 etal.

This application is to allow the operation of a new 673 acre public access park to be operated by the Regional Parks & Open Space District. Use is to include existing residence to be onsite "caretaker's" quarters and occupied 8 months of the year during seasonal use of the park, two (2) environmental camping areas with composting toilets. Day use is proposed in addition to campsite use.

EXISTING CONDITIONS:

1. Existing property entrance is on the West side of Chiles-Pope Valley Road, North of the existing stone bridge over Chiles Creek.
2. Parcel 025-440-010 contains a residential structure which will continue to be occupied. Parcel 025-200-034 contains a residential structure to be utilized as the caretaker's quarters and will contain the lower camp ground. Parcel 025-060-025 is currently undeveloped and will contain the upper campground which accessible by hiking trails and existing ranch road.
3. Access driveway is 20ft wide at the connection with the County road and immediately narrows to 15 ft for approximately 500ft to the proposed parking area.
4. Proposed parking area is currently compacted gravel and varies from 35ft to 50ft in width.
5. Roadway continues to the existing caretaker's residence for approximately 6000ft and varies in width from 12ft to 18ft.
6. Portions of roadway are constrained by slopes in excess of 30% and by the existing Moore Creek.
7. The most recent County traffic counts (2007) were taken North of SR 128 and are 405 ADT.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. No public water use if proposed. The project will not result in any increase in water usage over existing use. No additional review is required.

NEW DRIVEWAY:

2. An Encroachment permit will be required. Encroachment access improvements will be required at the driveway connection to Chiles-Pope Valley Road to improve turning movements into and out of the driveway.
3. The entrance shall be designed to facilitate the entering of vehicles from the County road and shall provide a minimum of 18ft wide road with 2ft of shoulder from the entrance to the proposed public access parking area.
4. No change in traffic is proposed beyond the public parking area. Driveway access to the existing residence which is proposed to be utilized by the property caretaker shall be surfaced with an all weather surface equivalent to 5" of class 2AB rock. Turnouts shall be provided as directed by the County Fire Marshall to facilitate ingress and egress relating to the park use.
5. Other roads not used to access residential structures but vital to park access shall be designed and maintained in a manner consistent with the Handbook for Forest and Ranch Roads (June 1994)

PARKING:

6. The parking proposed by the applicant or required by the Planning Department as a condition of this use permit modification must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
8. No vehicles with trailers shall be permitted without the appropriate vehicle turn around area designated to allow for the largest proposed vehicle to safely maneuver.

SITE IMPROVEMENTS:

9. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, parking, and access roads, 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. A plan check fee will apply.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties.
11. A left turn lane has been evaluated and is found not be required at this time based on the Average Daily Traffic on Chiles Pope Valley Road and the average daily vehicle trips per day calculated at 30.

OTHER RECOMMENDATIONS:

12. It is recommended that the berm adjacent to the public parking area be re-graded and vegetated to allow for winter inundation of the parking area and to promote sheet flow runoff out of the parking area.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

13. The application as proposed does not trigger Post-Construction stormwater management volume control requirements.
14. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards if applicable.
15. New 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.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

16. 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.
17. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction issued by the Regional Water Quality Control Board (SRWQCB).
18. 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.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

Any changes in use may necessitate additional conditions for approval.

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



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Director of Public Works

GROUNDWATER MEMORANDUM

DATE: February 22, 2011

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Moore Creek Park, APN# 025-440-010, 025-200-037, 025-060-023 & 025-
File # P10-00155 UP

The application is for a new open space park located north of Lake Hennessey.

EXISTING CONDITIONS:

1. The parcels are located in the "Hillside" groundwater region.
2. Existing usage for all parcels combined is 1.3 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The parcels, totaling 673 acres are located in the hillside groundwater region with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 336.50 AF/Year. The estimated water demand of 1.3 AF/Year is but well below the established threshold for the parcels (individually and combined) and equal to the existing use.

As the projected usage falls below the established threshold for the parcels, the projected usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.