

# **PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO**



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**DATE:** July 22, 2012

**TO:** Ron Gee, Conservation Development and Planning Department

**FROM:** Drew Lander, Associate Engineer

**SUBJECT:** 615,617,621 Airpark Road Tentative Parcel Map P12-00138TPM

The application proposes the subdivision of Napa County parcel 057-240-013, total of 6.85 acres into two parcels with no remainder through the approval of this tentative parcel map. No changes to the proposed use of the existing buildings have been reviewed or are considered a function of this application. 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 057-240-013.
2. Site is located within the boundaries of the Airport Specific Plan on Airpark road, approximately 550ft South of the intersection of Airport blvd and Airpark road
3. Site is currently developed with two existing buildings, warehouse and winery use facilities, and associated parking and utility improvements.
4. Project frontage exists along Airpark Road. Access has 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 3<sup>rd</sup>, 2008.*

## **TENTATIVE/PARCEL MAP REQUIREMENTS**

3. An improvement construction agreement per County code title 17.38.010 is not required as any additional access or road improvements are not required at this time.
4. No additional site improvements are proposed or are required as a function of this application.
5. 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 unless easements for such purposes have been established. Plan shall also indicate the path of runoff.
6. Applicant must include easements 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)

## **ACCESS**

7. All lots must be provided access to the County maintained roadway through direct access or unobstructed recorded easement.
8. Access drive shall be constructed to the County standards and shall be maintained to serve both lots. A lesser easement of 30ft may be provided based on existing development and the knowledge that utility easements have been provided elsewhere.
9. If any changes are proposed in the County Right-of-Way the applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

## **PARKING**

10. Any additional 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.

## **AIRPORT SPECIFIC CONDITIONS**

12. Full development of the parcel has occurred. No additional structures or structural changes are proposed.

#### **OTHER RECOMMENDATIONS**

13. 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.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items please contact Drew Lander 707-253-4892.