

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



**DATE:** April 17<sup>th</sup>, 2008

**TO:** Conservation Development and Planning Department

**FROM:** Drew Lander, Assistant Engineer *[Signature]*

**SUBJECT:** Oakville Grade Development, Yeakey Property, File #99141-UP, APN 027-310-031, 032

The application will allow the applicant to construct a driveway of 11,100 feet in length on slopes greater than 30% to serve two adjacent parcels. Two tunnels are proposed to maintain the centerline vertical grade of the roadway at a grade less than 20%.

## **EXISTING CONDITIONS:**

1. No existing development exists on either parcel.
2. The most recent traffic for Dry creek road east of the intersection with Oakville Grade were collected in 2005 and were recorded as 900 trips per day.

## **RECOMMENDED CONDITIONS:**

### **NEW DRIVEWAY:**

1. Access drive shall be improved as needed to a minimum of 10 feet wide with 4 feet of graded shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
2. Access drive shall meet all requirements for a Residential Driveway, per the current Napa County Road and Street Standards (See diagram C-10, Pg 26, "Road and Street Standards").
3. Inter-visible turnouts are required along access drive at a maximum of 400 foot intervals, per the current Road and Street Standards. Dimensions for turnouts shall be per Road and Street standards for a Residential Driveway.
4. The tunnels proposed must meet the minimum dimensions of 14 feet clear travel width and 15 foot vertical clearance for access and the centerline horizontal curve must not exceed that which is necessary to accommodate the largest emergency response vehicle available to serve the residences.
5. A new driveway encroachment onto Dry Creek Road will be required to provide acceleration and deceleration tapers at the driveway entrance to provide for safe entering and exiting of vehicle traffic due to poor visibility.

6. All access roadway improvements must be completed prior to final occupancy of any structure proposed to be served by the new construction.

#### **SITE IMPROVEMENTS:**

7. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
8. All earth disturbing activities shall include measures to prevent erosion and 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.
9. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
10. Grading, grading and drainage shall be constructed according to the latest "Napa County Road and Street Standards".
11. The applicant must obtain an encroachment permit from the Department of Public Works prior to beginning any construction for any work proposed in the County Right-of-Way.

#### **OTHER RECOMMENDATIONS:**

12. For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
13. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
14. 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.

Any changes in use may necessitate additional conditions for approval.

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



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

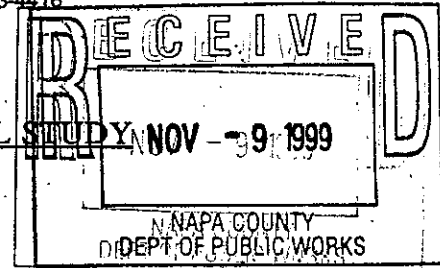
**RECEIVED**

NOV 10 1999

NAPA CO. CONSERVATION  
DEVELOPMENT AND PLANNING DEPT.

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558-3092  
AREA CODE 707/253-4416

**PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS**



TO:

Public Works

APPLICATION TITLE:

Oakville LLC Residence  
Access Drive

FILE #:

99141-02

RESPONSE REQUEST DATE:

11/9/99

RESPONSE RETURN DATE:

11.23.99

FINAL REQUEST DATE:

FINAL RESPONSE DATE:

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No  
If yes, indicate required permits: Grading Permit

2. Indicate areas of environmental concern and availability of appropriate technical data: NA

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):

Grading Permit, engineered plans, soils report for cut/fill slopes greater than 2:1, road design in conformance to County Road & Street Standards for driveways, recommend "outsloped" road to reduce cut width.

5. Have you previously reviewed an application on any portion of this project?

☐ Yes ☒ No

6. Name of contact person:

Russ Bergholz

Telephone: 253-4351

Response Prepared by:

RB

Title: Assoc. Eng.

Date: 11/10/99