



STORMWATER CONTROL PLAN FOR A REGULATED PROJECT

CAPITOLA SUBDIVISION
808 CAPITOLA DRIVE
NAPA, CALIFORNIA 94559

Prepared for:

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Project #4123011.0

March 20, 2025



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- 2. Stormwater Control Plan (Sheet TM6)
- 3. Provision E.12 Sizing Calculator Spreadsheet

I. Project Data

Table 1. Project Data Form

Project Name/Number	Capitola Subdivision / 4123011.0
Application Submittal Date	
Project Location	808 Capitola Drive Napa, California 94559 APN: 046-020-020
Project Phase No.	Not Applicable
Project Type and Description	Construction of an 8-lot single family residential subdivision including streets, driveways, utilities and bioretention/detention facility.
Total Project Site Area	1.6± acres
Total New and Replaced Impervious Surface Area	45,520 sq. ft. (including Capitola Drive new frontage improvements)
Total Pre-Project Impervious Surface Area	10,977 sq. ft.
Total Post-Project Impervious Surface Area	45,520 sq. ft. (including Capitola Drive new frontage improvements)

II. Setting

II.A. Project Location and Description

This project involves the demolition of an existing residential house and driveway. The site will be developed into an 8-lot single-family residential subdivision with an extension of Capitola Drive and a new private street. The project location is shown in Figure 1 below.

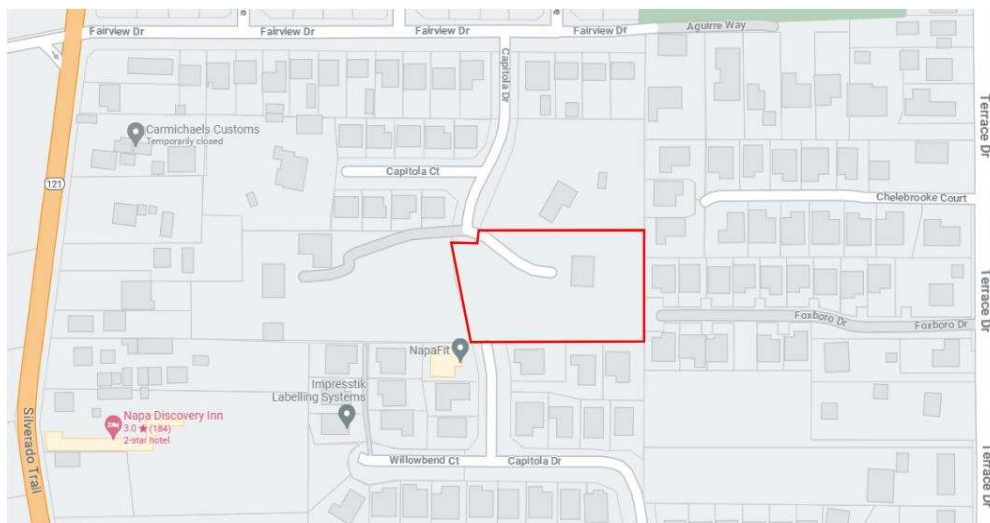


Figure 1. Vicinity Map

The proposed use is consistent with the current zoning and General Plan land use. The project will include the construction of 8 residential houses, an extension of Capitola Drive, a new private road, and installation of new utilities along with a stormwater basin for bioretention/detention.

Refer to Attachment 2 for the overall scope of the project.

II.B. Existing Site Features and Conditions

The project site is regular in shape, with elevations varying from approximately 18 at Capitola Drive to 37 at the house and rear landscaped area to approximately 46 at the northeast corner.

The site is currently used for a residential house that fronts Capitola Drive. The site is bounded by residential houses on all sides. See Figure 2 below for existing site conditions.



Figure 2. Existing Site Conditions

Mapping by the U.S. Conservation Service has classified soil within this project area as Coombs gravelly loam (123) which is of the Hydraulic Soil Group C. Refer to Attachment 1 for Soils Map. The whole site drains to a blue-line creek located at the lower western portion. Stormwater is ultimately conveyed to the Napa River.

II.C. Opportunities and Constraints for Stormwater Control

A stormwater treatment facility has been integrated into the planning, design, construction, operation, and maintenance of the proposed development. The following potential opportunities and constraints were considered in determining the best stormwater control design for this development.

Opportunities for this site are the availability of landscaped areas in the yards. A bioretention facility will be installed to treat stormwater runoff prior to discharge from the site. Runoff will be conveyed to the bioretention facility from roof downspouts and surface flows from the streets. Once in the bioretention basin, runoff will be treated via infiltration together with the pollutant retention capabilities of the plants in the facilities. Treated water will be detained by a side opening in the overflow structure such that the post-development flow discharge will be maintained at, or below, pre-development levels. Ultimately runoff will outfall to the Napa River. See Attachment 2 for the location of the bioretention facility.

Constraints for this site includes the parcel shape and topography.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

1. Limitation of development envelope
The development of the houses will occur within the building setback lines per Section 17.08.030 of the City of Napa Municipal Code.
2. Preservation of natural drainage features
Natural drainage consists of sheet flow over the ground surface that concentrates in man-made surface drainage elements such as ditches, gutters, and onsite storm drain pipes. See constraints on Section II.C above.
3. Setbacks from creeks, wetlands, and riparian habitats - Not applicable.
4. Minimization of imperviousness
Landscaping will be used in the front and rear yards. Impervious areas will be minimized to the maximum extent practicable.
5. Use of drainage as a design element
A bioretention facility is incorporated into the aesthetic landscape design of the site. Grading and storm drain locations have been designed to direct runoff to the bioretention facility.

III.B. Use of Permeable Pavements

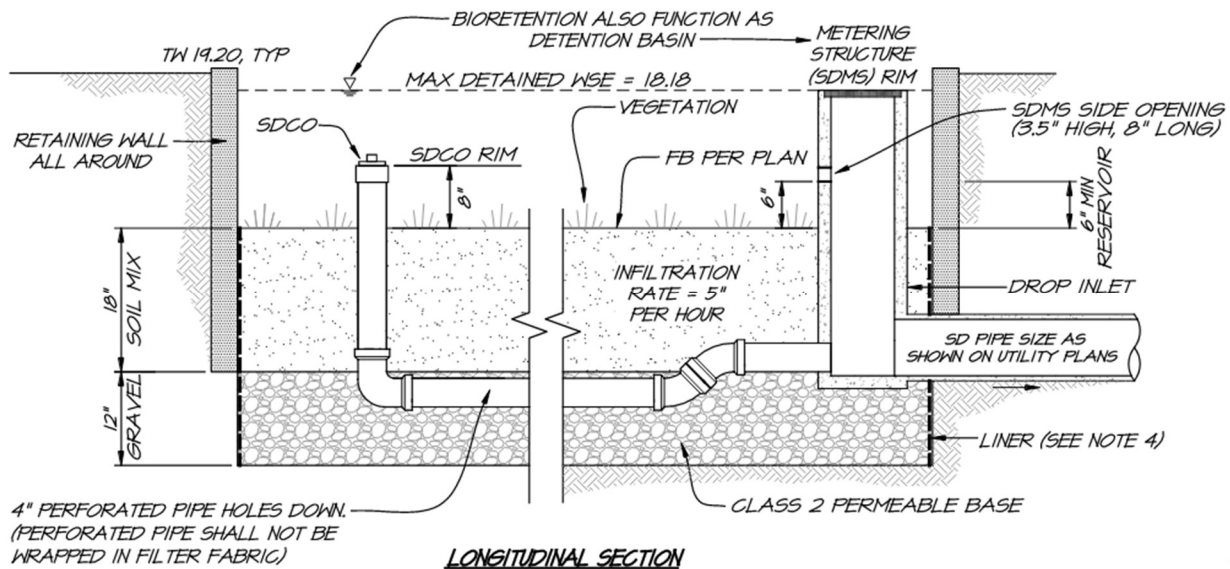
Permeable pavements are not in the scope of this project.

III.C. Dispersal of Runoff to Pervious Areas

Stormwater runoff will be directed to landscaped areas.

III.D. Stormwater Control Measures

Runoff from the project site, including roof and paved areas, will be routed to one bioretention facility (see Attachment 2). The facility is designed and will be constructed to the criteria in the BASMAA Post-Construction Manual (January 2019), including the following features (see Figure 3):



NOTES

1. NO COMPACTION OF SOILS BENEATH THE FACILITY, OR RIPPING/LOOSENING OF SOILS IF COMPACTED.
2. NO LINERS OR OTHER BARRIERS INTERFERING WITH INFILTRATION.
3. APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
4. LINER SHALL BE 30 MIL LINER AND TO BE ALONG SIDES OF THE BIORETENTION ONLY.

BIORETENTION PLAN LIST: REFER TO BASMAA PLANT MATRIX IN APPENDIX F (SEE LANDSCAPE PLANS)

SOIL MIX NOTE: A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATIONS OF ASTM C33 AND COMPOST (30%-40%) PER BASMAA PHASE II SOIL MIX. ENGINEER TO CERTIFY SOIL MIX PRIOR TO INSTALLATION.

GRAVEL NOTE: "CLASS 2 PERMEABLE," CALTRANS SPECIFICATION 68-2.02F(3)



BIORETENTION AREA DETAIL

NOT TO SCALE

Figure 3. Bioretention Cross Section

- Each layer built flat, level, and to elevations specified in the plans:
 - Bottom of Gravel Layer (BGL)
 - Top of Gravel Layer (TGL)
 - Top of Soil Layer (TSL)
 - Overflow Grate
 - Facility Rim
- 12 inches of Class 2 permeable, Caltrans specification 68-2.02F (3).
- 18 inches sand/compost mix meeting BASMAA specifications.
- 4-inch diameter PVC SDR 35 perforated pipe underdrain, installed with the invert at the top of the Class 2 permeable layer with holes facing down, and connected to the overflow structure at that same elevation.
- 6-inch-deep reservoir between top of soil elevation and overflow side opening.
- Concrete drop inlet overflow structure, with side opening and rim grate set to specified elevations, connected to the on-site storm drain system.

- Plantings selected for water conservation.
- Irrigation system on a separate zone, with drip emitters and “smart” irrigation controllers.
- Sign identifying the facility as a stormwater treatment facility.
- Storm drain cleanout (SDCO) should be a minimum of 8 inches above the top of soil and can be a plug or grate.
- 30 mil liner at sides.

Area on the site that does not drain to a bioretention facility (see Attachment 2 for reference):

- DMA 2 – The west half street area of Capitola Drive along lot 1 and Bioretention Facility, totaling 6,242 square feet. Grading in this area must conform with existing street elevations.

IV. Documentation of Drainage Design

IV.A. Descriptions of Each Drainage Management Areas

IV.A.1. Drainage Management Areas

Table 2. Drainage Management Areas (DMAs) as shown on Attachment 2.

DMA Name	DMA _{perv} (Pervious Area, square feet)	DMA _{imp} (Impervious Area, square feet)	Pervious Pavers Area (square feet)	Total Area (square feet)	Bioretention Facility Name
1	22,645	39,846	--	64,179	BRF #1
2	1,144	5,098	--	6,242	UNTREATED

IV.A.2. Drainage Management Area Descriptions

DMA 1: Totaling 64,179 square feet, this DMA consists of Lots 1 to 8 as well as new Street A and the east side of Capitola Drive. Runoff from the roofs will drain out from downspouts to splash boxes that flows towards the street via landscape areas then along the street gutter toward a curb opening inlet that outfalls to BRF #1. This bioretention facility has a total treatment area of 1,688 square feet.

DMA 2: Totaling 6,242 square feet, this DMA consists of the west side of Capitola Drive. Run-off from this area will remain untreated due to grading constraints and lack of available treatment area.

IV.B. Tabulation and Sizing Calculations

Refer to Attachment 3 for Provision E.12 Sizing Calculator Spreadsheet.

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

On-site activities that could potentially produce stormwater pollutants are listed in Table 3 below:

V.B. Potential Pollutant Sources and Source Control Measures

The site activities and potential sources of pollutants for the Capitola Subdivision project are listed in Table 3, below.

Table 3. Potential Pollutant Sources and Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
A. On-site storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	<input type="checkbox"/> Mark all inlets with the words “No Dumping! Flows to River” or similar.	<input type="checkbox"/> Maintain and periodically repair or replace inlet markings. <input type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees, or operators. <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-74, “Drainage System Maintenance.”
D ₁ . Need for future indoor & structural pest control	<input type="checkbox"/> Building design shall incorporate features that discourage entry of pests.	<input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators.
D ₂ . Landscape / outdoor pesticide use / building and grounds maintenance	Final landscape plans will accomplish all of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. <input type="checkbox"/> Minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. <input type="checkbox"/> Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. <input type="checkbox"/> Use pest-resistant plants, especially adjacent to hardscape. <input type="checkbox"/> To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 	<input type="checkbox"/> Maintain landscaping using minimum or no pesticides. <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance.” <input type="checkbox"/> Provide IPM information to new owners, lessees and operators.
O. Miscellaneous drain or wash water or other sources <ul style="list-style-type: none"> • Boiler drain lines 	<input type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain.	If architectural copper is used, implement the following BMPs for management of rinse water during installation:

Potential Sources of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
<ul style="list-style-type: none"> • Condensate drain lines • Rooftop equipment • Drainage sumps • Roofing, gutters, and trim • Other sources 	<ul style="list-style-type: none"> <input type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. <input type="checkbox"/> Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. 	<ul style="list-style-type: none"> <input type="checkbox"/> If possible, purchase copper materials that have been pre-patinated at the factory. <input type="checkbox"/> If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. <input type="checkbox"/> Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. <input type="checkbox"/> Implement the following BMPs during routine maintenance: <input type="checkbox"/> Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant accepts responsibility for interim operation and maintenance of stormwater treatment facilities until such time as this responsibility is formally transferred to a subsequent owner.

An Operations & Maintenance Plan will be prepared for the project. The owner shall execute a Post-Construction BMP Maintenance Agreement with the City of Napa prior to completion of construction.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bioretention/detention facility will be maintained on the following schedule at a minimum. Details of maintenance responsibility and procedures will be included in an Operation and Maintenance Plan to be submitted for approval prior to the completion of construction.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

Daily: The facility will be examined for visible trash during regular policing of the site, including the soil surface and trash capture screen, and trash will be removed. Debris and sediment should be removed to ensure the bioretention facility maintains its treatment area and volume capacity.

After Significant Rain Events: A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

- The surface of the facilities will be observed to confirm there is no excessive ponding. All facilities are designed to pond up to a 6" reservoir for stormwater treatment. Larger rainfall events may exceed this reservoir and overflow into the drop inlet.
- Inlets will be inspected, and any accumulations of trash or debris will be removed.

- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

Prior to the Start of the Rainy Season: In September of each year, the facility will be inspected to confirm there are no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facilities. The metering structure and openings shall be inspected, and any accumulation of debris or sediment shall be removed.

Annual Landscape Maintenance: In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

VII. Construction Plan E.12 Checklist

Table 4. Construction Plan E.12 Checklist

Stormwater Control Plan Page #	Source Control or Treatment Control Measure	See Plan
1	Bioretention Facility	SCP Site Plan in Attachment 2

VIII. Certification

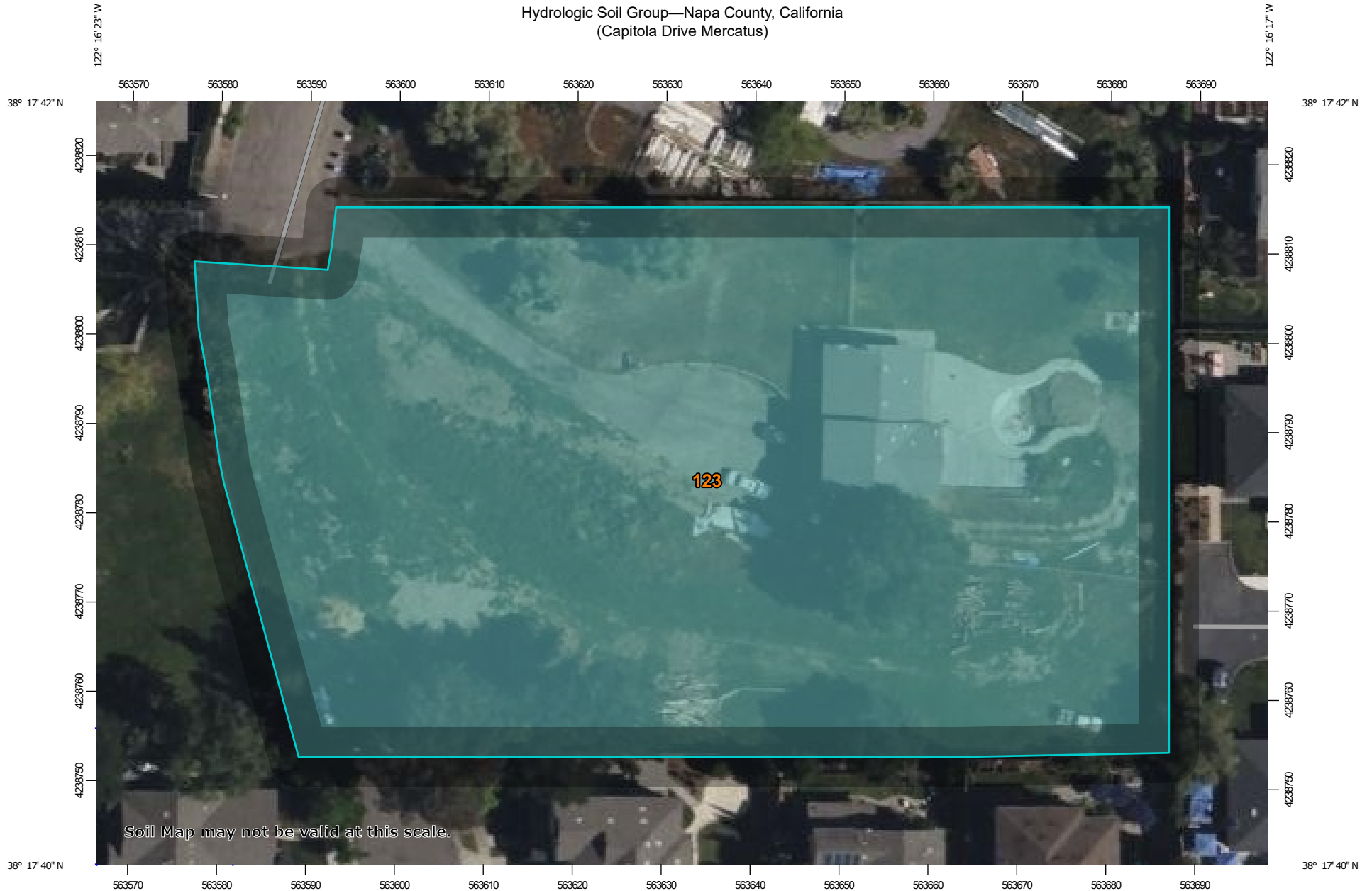
The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual, dated January 2019.



Preparer
 Derek Dittman, PE

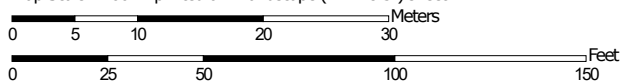
ATTACHMENT 1
SOIL CLASSIFICATION

Hydrologic Soil Group—Napa County, California
(Capitola Drive Mercatus)



Soil Map may not be valid at this scale.

































Map Scale: 1:602 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Lines**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Points**
 -  A
 -  A/D
 -  B
 -  B/D
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other**
 -  C
 -  C/D
 -  D
 -  Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
123	Coombs gravelly loam, 2 to 5 percent slopes	C	1.6	100.0%
Totals for Area of Interest			1.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

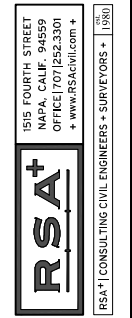
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ATTACHMENT 2

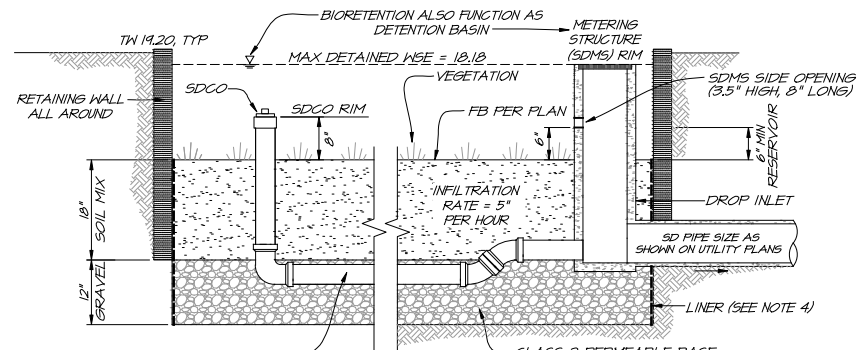
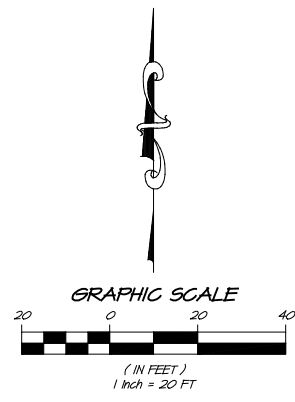
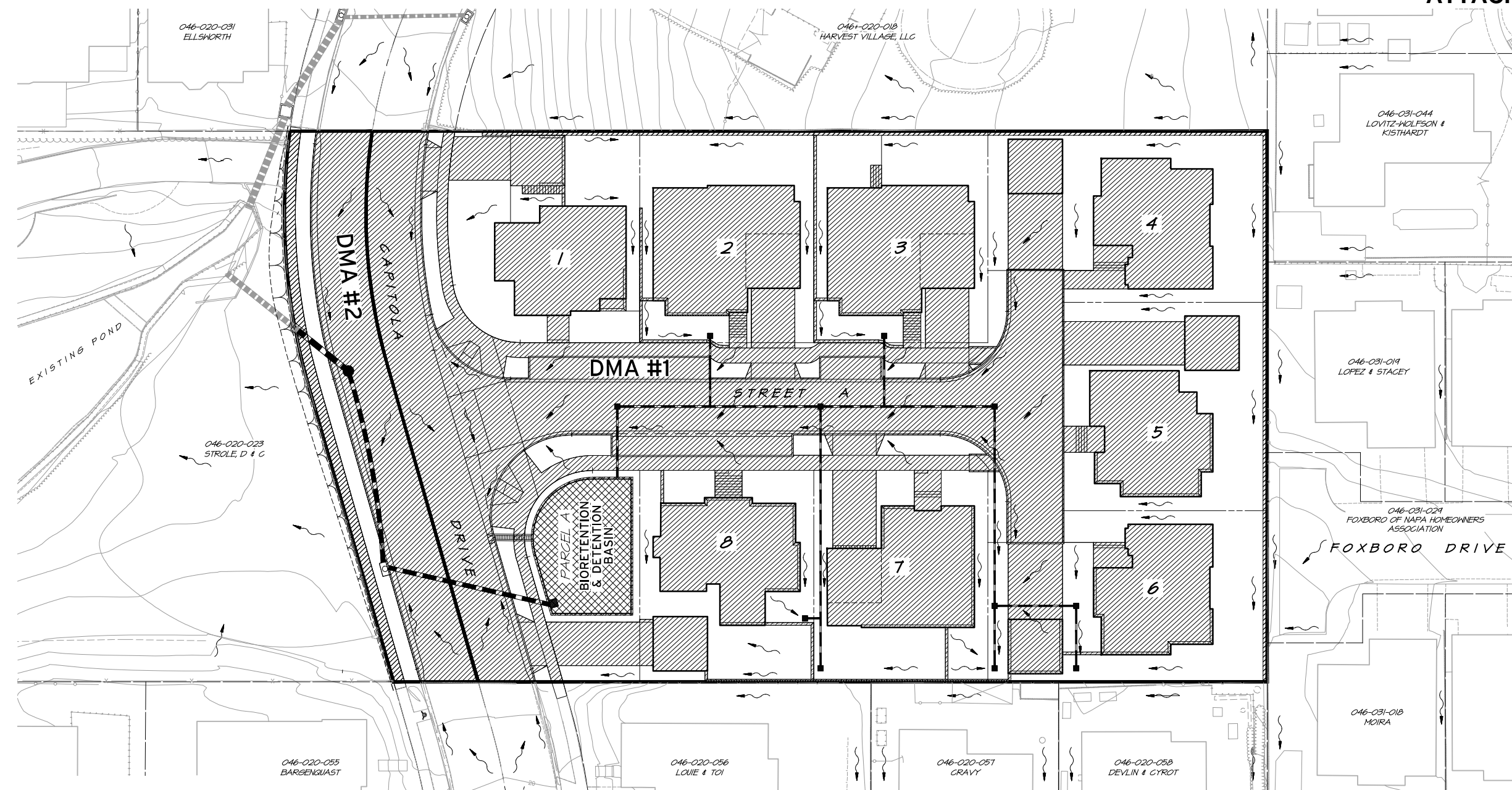
STORMWATER CONTROL PLAN (SHEET TM6)



CAPITOLA SUBDIVISION
STORMWATER CONTROL PLAN
CALIFORNIA



DATE	MARCH 20, 2025
DRAWN	ERMM
DESIGNED	RAY
CHECKED	DMD
JOB NO.	41230110

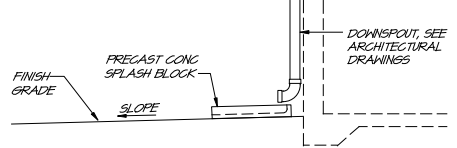
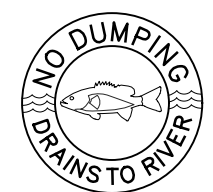


LEGEND

	BIORETENTION AREA
	DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
	PROPOSED IMPERVIOUS AREAS
	PROPOSED PERVIOUS AREAS
	EX & NEW DRAINAGE FLOW DIRECTION

- NOTES**
- NO COMPACTION OF SOILS BENEATH THE FACILITY, OR RIPPING/LOOSENING OF SOILS IF COMPACTED, NO LINERS OR OTHER BARRIERS INTERFERING WITH INFILTRATION.
 - APPROPRIATE PLANT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
 - LINER SHALL BE 30 MIL LINER AND TO BE ALONG SIDES OF THE BIORETENTION ONLY.
 - PERFORATED PIPE HOLES DOWN. (PERFORATED PIPE SHALL NOT BE WRAPPED IN FILTER FABRIC)
- BIORETENTION PLAN LIST:** REFER TO BASMAA PLANT MATRIX IN APPENDIX F (SEE LANDSCAPE PLANS)
- SOIL MIX NOTE:** A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATIONS OF ASTM C33 AND COMPOST (30%-40%) PER BASMAA PHASE II SOIL MIX. ENGINEER TO CERTIFY SOIL MIX PRIOR TO INSTALLATION.
- GRAVEL NOTE:** "CLASS 2 PERMEABLE," CALTRANS SPECIFICATION 60-2.02(F)

- NOTES**
- EACH BIORETENTION FACILITY WITHIN THE CITY LIMITS SHALL BE MARKED WITH A "WATER QUALITY FEATURE ON SITE - DO NOT ALTER OR REMOVE" MARKER.
 - CONTRACTOR IS TO PURCHASE THESE MARKERS FROM THE PUBLIC WORKS DEPARTMENT LOCATED AT 1600 FIRST STREET.



PROPOSED STORMWATER CONTROL PLAN AREA CALCULATIONS

DMA #	Total Area (SF)	Proposed Pervious Area (SF)	Impervious Runoff Factor	Proposed Pervious Area (SF)	Pervious Runoff Factor	Required Bioretention Treatment Area (SF)	Provided Treatment Area (SF)
1	64,179	39,846	1	22,645*	0.1	1,684	1,688
2**	6,242	5,098		1,144			UNTREATED

* PROVIDED BIORETENTION AREA NOT INCLUDED.
** STORMWATER RUNOFF FROM THIS DMA LEAVES THE SITE UNTREATED.

PROPOSED POST CONSTRUCTION BMP's

BMP (BEST MANAGEMENT PRACTICES)	TREATMENT AREA
1. BIORETENTION AREA, (SEE DETAIL 1/TM6 IN THIS SHEET)	SEE MAP FOR DMA
2. NO DUMPING DRAINS TO RIVER* STAMPING ON ALL INLETS (SEE DETAIL 3/TM6 IN THIS SHEET)	ENTIRE PROJECT
3. WATER QUALITY FEATURE ON SITE* STAMPING ON ALL BIORETENTION INLETS (SEE DETAIL 2/TM6 IN THIS SHEET)	ENTIRE PROJECT
4. SPLASH BLOCKS ON ALL DOWNSPOUTS (SEE DETAIL 4/TM6 IN THIS SHEET)	ENTIRE PROJECT
5. HOMEOWNER EDUCATION: COPY OF SCP AND MAINTENANCE AGREEMENT TO BE PROVIDED TO OWNER	ENTIRE PROJECT

ATTACHMENT 3

PROVISION E.12 SIZING CALCULATOR SPREADSHEET

Provision E.12 Sizing Calculator

See the instructions and the BASMAA Post-Construction Manual

Step 1: Enter Total Site Area	Step 2: List names of all DMAs and square footage of each	Step 3: If DMA is "Self-Treating" or "Self-Retaining," copy square footage to appropriate column	Step 4: If the DMA is "Drains to Self Retaining" or "Drains to Bioretention" enter runoff factor from Table 4-1	Step 6: For "Drains to Self-Retaining" DMAs, enter the name of receiving DMA	Step 5: Slide (move) number from this column to correct column (F or H-Q)									
Total Site Area:	70,421					BIORETENTION FACILITIES								
DMA Names	Square Feet	Self-Treating	Self-Retaining	Runoff Factor	Untreated	Name of Receiving DMA	BA #1							
DMA-1 _{perv}	22,645			0.1			2,265							
DMA-1 _{imp}	39,846			1			39,846							
DMA-2 _{perv}	1,144			0.1	1,144									
DMA-2 _{imp}	5,098			1	5,098									
Total DMAs	68,733	0	0		6,242		42,111	0	0	0	0	0	0	0
						Sizing Factor	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
						Minimum Size	1,684	0	0	0	0	0	0	0
Total Facilities	1,688	Step 7: Enter Facility Footprints				Footprint on Exhibit	1,688	0	0	0	0	0	0	0
DMAs + Facilities	70,421	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK
<p>Step 8: Iterate sizes of facility footprints and DMAs until all footprints are at least the minimum AND DMAs + Facilities equals Total Site Area</p> <p>Step 9: Check to make sure Areas Draining to each Receiving Self-Retaining Area do not exceed maximum 2:1 ratio.</p> <p>Step 10: Check results on this spreadsheet are consistent with what is shown on the SCP Exhibit.</p>														