



Town of Yountville

"The Heart of the Napa Valley"

LAND USE PERMIT APPLICATION

Written Project Description

In the mid-1970's, the Joint Wastewater Treatment Plant (JTP) at the Veterans Home was modified and upgraded to serve the Town and The Veterans Home. Since that original treatment plant expansion there have been no significant improvements to the treatment plant offices or staff support spaces. This modernization project for the wastewater building will include upgrading to ADA compliant restrooms and locker rooms and expanding the original building to accommodate current needs.

The project consists of constructing an addition to the existing control building and relocating an existing transformer at the JTP. The JTP site is currently developed with the control building, sedimentation tanks, filters, paved parking areas, underground utilities, ponds, and other structural improvements typical for a JTP.

The project includes an expansion of the existing Control Room, a new Conference/Break Room, a new Manager's Office and some minor interior remodeling of the existing Control Building. The total floor area of the new expansion would be approximately 12'x40' (480 SF) and would be single story design to match or compliment the current building architecture. The addition will be constructed on the east side of the existing structure in an area that is currently landscaped with bushes, cobble rock/boulders, and bare soil. Site grading will include cuts and fills on the order of 2 feet or less.

The remodeled areas will include the Locker/Washer & Dryer Space; an All Gender Accessible Toilet/Shower Room; and relocating the existing Break Room counter to the new Break Room. The existing electrical panels and controls within the building will remain unchanged. The existing Equipment Room, IT Room, Maintenance Room, Lab, Control Room, Chemical Feeder Room, and Chemical Storage Room are to remain unchanged. No new solar panels are planned for the project.

An existing transformer will be moved south from the current location near the northeast corner of the building to near the southeast corner of the building and will be supported by a concrete slab-on-grade. The transformer needs to be moved to eliminate the conflict with the existing electrical conduits located under the proposed building addition location.

This expansion will trigger no new parking requirements. The existing parking will remain unchanged. There is no proposed increase in employees occupying the building.