

2010-2012 Humboldt St
(APNs 36-054-022 and -023)
LUP-24-6

Exhibit A: Conditions of Approval

Development of the site shall be in substantial conformance to the approved plans prepared by Borges Architecture/Interiors and Napa Design Partners, dated October 31, 2024, except as modified by these conditions:

Project Specific Conditions

1. Project modifications as follows:

- a) The port cochere shall be modified as follows: [to be determined by ZDRB] a) the 17-high portion shall terminate east of the driveway, and step down to be 3-foot solid stucco wall with landscape screening above to a height of 5-feet to screen the parking OR b) the 17-high portion shall step down to 5' east of the driveway and be a solid stucco wall with landscape screening in front of the landscape wall to screen the parking OR c) the port cochere shall be eliminated, OR d) [other determined by ZDRB].
- b) Port cochere shall have a minimum clearance height of 13'-6" at the driveway entry for fire safety access.
- c) The ADA parking space shall be relocated to conform to California Building Code requirements.
- d) Site plan shall be modified to provide a minimum of one public bench, either in the landscape median on Jefferson St, at the landscaped area of the bulb-out at the corner of Jefferson and Humboldt or in the niche of the building on Jefferson Street.
- e) [reserved for additional ZDRB modifications].

2. An Affordable Housing Agreement ("Housing Agreement") ensuring the continued affordability of the studio unit for a minimum period of 55 years to low-income households (making between 50-80% of area median income) shall be completed, approved by the Town Council, and recorded prior to issuance of a building permit. The Housing Agreement shall run with the land and bind on all future owners and successors in interest and satisfy the requirements of YMC Section 17.160.020(H).

The housing agreement shall include at least the following:

- a) The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units;
- b) Standards for determining affordable rent or affordable ownership cost for the target units;
- c) The location, unit size in square feet, and number of bedrooms of target units;
- d) Provisions to ensure affordability;

- e) A schedule for completion and occupancy of target units in relation to construction of nonrestricted units;
- f) A description of any incentives, concessions, waivers, or reductions being provided by the Town;
- g) A description of remedies for breach of the agreement by either party. The Town may identify tenants or qualified purchasers as third party beneficiaries under the agreement;
- h) Procedures for qualifying tenants and prospective purchasers of target units;
- i) Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants;
- j) Provisions requiring verification of household incomes;
- k) Provisions requiring maintenance of records to demonstrate compliance with affordability requirements;
- l) Provisions requiring the submittal of an annual report to the Town which includes the name, address, and income of each person occupying the target unit;
- m) Provisions allowing the Town or its designee to become involved with the screening and selection of prospective tenant units. The Town may select tenants in accordance with a policy adopted by resolution that gives preference to households that live and/or work in the Town. If inclusionary units are built or sponsored by an employer with no government financial assistance, including the waiver of fees, the Town Council will consider on a case-by-case basis allowing the employer to set aside some or all the inclusionary units for the exclusive occupancy of employees of the employer meeting all the income and family composition qualifying criteria for tenancy.

Following execution of the agreement by all parties, the completed Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of affordable dwelling unit. The approval and recordation shall take place prior to issuance of building permits for such units. The housing agreement shall be binding on all future owners and successors in interest.

The construction of the affordable dwelling unit shall be completed at the same time as the market rate rental dwelling units.

3. The deed-restricted affordable dwelling unit shall be subject to the Town's annual Affordable Housing Monitoring fee.

4. Request for a use permit allowing owner occupancy of the residential rental units shall comply with the requirements of YMC § 17.56.030.

5. Second floor balconies shall not be utilized for commercial use. The second-floor balcony on Humboldt Street shall be dedicated as the private open space for the Studio dwelling unit to comply with YMC, and the two 1-bedroom condominium units shall include the second-floor courtyard open areas as dedicated open space to each unit in the condominium plan.

6. The Master Sign Plan permits the “Hunter Gatherer” wall sign and the second retail space awning sign. Lighting of Signage shall be limited to externally illuminated gooseneck lighting. All other signage shall require an additional permit.
7. The project shall be subject to the Town’s Public Art program as administered by the Public Art Commission and YMC § 17.148, and the proposed art / bicycle rack sculpture shall be subject to review and approval by the Commission.
8. Relocation of the public art at the corner of Jefferson and Humboldt Streets shall be subject to the approval of the Art Commission in accordance with YMC § 17.148.100(A).
9. The following measures shall be taken to replace trees being removed for the project:
 - a) The protected 24-inch California Walnut Tree shall have a replacement requirement of a minimum of 24-inches in replacement tree diameter in accordance with YMC 17.128.070 (for instance, six (6) scarlet oaks at 4” DBH = 24”).
 - b) Replacement trees shall be planted prior to final inspection, unless otherwise authorized by the Planning and Building Director.
 - c) An in-lieu fee deposit of \$654.00 for the 24-DBH walnut tree shall be required prior to tree removal. The deposit shall be refundable upon planting of the required p replacement trees.
 - d) The crepe myrtle trees shall be a minimum 24” box size, and the scarlet oaks shall be a minimum of 36” box size.
 - e) Applicant shall submit a letter from PGE confirming the scarlet oak trees are an acceptable species to be planted within proximity to PGE gas line infrastructure.
10. Fence shall be 6-foot in height. A maximum 2’ lattice or trellis screening or similar in compliance with 17.136.020.J(1) may be proposed and shall be approved by staff in accordance with YMC 17.136.020.
11. A final lighting plan in compliance with all applicable lighting standards in YMC §17.116.080 and Chapter 17.132 shall be submitted to the Planning and Building Department prior to issuance of a building permit.
12. Plans submitted for building permit shall show all exterior mechanical equipment (HVAC units), utility equipment, and any other equipment. Roof mounted equipment shall be shown on a building section that demonstrates screening. All equipment shall be fully screened with materials that are consistent with the design of landscaping and fencing.
13. Prior to the issuance of a building or grading permit, final plans shall be submitted to the Planning and Building Department along with documentation demonstrating compliance with Water Efficient Landscape Guidelines or California Model Water Efficient Landscape Ordinance.
14. The applicant shall provide a Geotechnical Investigation by a licensed engineer and implement the recommendations of the Geotechnical Investigation into the building permit submittal. The final plans shall reflect the recommendations and be submitted to the Building Department for review prior to issuance of a Building Permit.
15. A CASp report shall be provided at the time of building permit submittal. All recommendations from the CASp review shall be incorporated into the building permit

documents. ADA parking space shall be relocated to the parking near the entry. ADA path(es) of travel shall be shown on Building Permit drawings.

16. If cultural resources or human remains are inadvertently discovered during ground disturbing activities, the following conditions shall apply:

- a) If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning and Building Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning and Building Department.
- b) If human remains are discovered during any ground disturbing activity, work shall stop until the Planning and Building Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning and Building Department.
 - If the skeletal remains are found to be prehistoric, Native American and not modern, then the coroner must call the Native American Heritage Commission in Sacramento that will designate the "Most Likely Descendant" (or MLD) of the discovered remains. The MLD will be responsible for recommending the disposition and treatment of the remains (before construction is resumed). Although the likelihood of encountering human skeletal remains in the project area seems slight, it is important to have a procedure for alternate tasks that can be put into effect quickly in the event that human remains are discovered. This allows for work to continue elsewhere on the project area (where appropriate given the size of the property and location of the discovery) while the remains are properly investigated.
 - If any prehistoric artifactual materials such as modified obsidian flakes or formed tools or concentrations of natural obsidian nodules are observed during any phase of grading or future construction on the property, all work in the vicinity of the find shall be stopped until the area of the discovery can be evaluated by an archaeologist. Depending on the extent and cultural composition of the discovered materials, subsequent excavation monitored by an archaeologist may be required, who shall be ready to record, recover and/or protect significant artifactual materials from further damage.

17. Tree removal, site preparation, grading, or construction will occur between February 1 and August 31 the following steps shall be taken:

A survey for active bird nests will be conducted by a qualified biologist no more than 14 days prior to the start of project activities (vegetation removal, grading, tree removal, building demolition or other initial ground-disturbing activities) if they commence during the nesting season (February 1 through August 31). The survey will be conducted in a sufficient area around the Study Area to identify the location and status of any nests that could potentially be directly or indirectly affected by project activities. Upon completion of the surveys, any nests discovered will be avoided through a work exclusion buffer determined by a qualified biologist to

avoid impacts. Buffers will be sufficiently large and long in duration such that nest abandonment is avoided. The qualified biologist will determine the buffer based on the species and the type of disturbance anticipated to result from project activities.

18. In order to limit the construction effects on air quality, the following Best Management Practices shall be followed by all project contractors during all phases of the project:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- f. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- h. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- i. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- j. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.
- k. The applicant/general contractor for the project shall demonstrate to the local jurisdiction that all off-road equipment greater than 25 hp that will be operating for more than 20 hours over the entire duration of the construction activities at the site, including equipment from subcontractors either produce zero emissions or meet both of the following requirements: 1) have engines that meet or exceed either US EPA or ARB Tier 2 off-road emission standards; and 2) have engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS), if one is available for the equipment being used (equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required).
- l. Idling time of diesel-powered construction equipment, trucks and generators shall be limited to no more than 2 minutes. Clear signage shall be provided for construction workers at all access points.
- m. All construction equipment shall be maintained and properly tuned in accordance with the manufacturers' specifications.
- n. Portable diesel generators shall be prohibited. Grid power electricity should be used to provide power at construction sites; or propane and natural gas generators may be used when grid power electricity is not feasible.

19. All contractors shall incorporate the following Best Practices to limit noise exposure for all residents:

- a. Construction shall be limited to the following times (excluding holidays): 9:00 a.m. to 6:00 p.m., Monday through Friday. Construction shall comply with the Town's Noise Control Regulations as set forth in YMC Chapter 8.04.
- b. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
- c. Quiet construction equipment, particularly air compressors, are to be selected whenever possible.
- d. All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- e. Unnecessary idling of internal combustion engines is prohibited.

General Conditions:

- 20. Prior to the issuance of a building permit, a formal pre-construction meeting shall be held for the Applicant, contractor, and/or property owner. The meeting shall include appropriate departments/agencies to review requirements of the permit (i.e., construction hours, encroachment permits, compliance with the scope of work, inspections requirements, etc.).
- 21. Development and operation of the use shall be substantially as represented on the approved plans and elevations, material samples, and project narrative as described in the staff report on file with the Planning Department, except as modified by conditions. Once installed, all improvements shall be maintained in accordance with the approved plans.
- 22. All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. All screening shall be in accordance with YMC § 17.140.020.
- 23. The Town Planner may approve minor design and finish changes, including minor roof changes. The Town Planner may refer any and all design and finish changes to the Zoning & Design Review Board for consideration and adjudication.
- 24. Once installed, all improvements shall be maintained in accordance with the approved plans.
- 25. This approval will expire two years from the effective date of approval if construction has not commenced.
- 26. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
- 27. Construction and demolition activities shall conform to the noise control provisions contained in Municipal Code Chapter 8.04, Noise Control Regulations, including Section 8.04.030 B.1., as follows:
 - a. No person engaged in construction or demolition activity as a contracted service shall operate or cause the operation of any tools or equipment except between the hours of 9 a.m. and 6 p.m., Monday through Friday (excluding holidays), such that the sound therefrom creates intrusive noise across a residential or

commercial real property boundary, except by permit issued pursuant to Section 8.04.040(E).

28. No construction activities shall occur on the following holidays:

- Dr. Martin Luther King's Birthday
- Presidents' Day
- Memorial Day
- Juneteenth
- 4th of July
- Labor Day
- Veterans' Day
- Thanksgiving & Friday following Thanksgiving
- Christmas
- New Years Day
- If any of the preceding holidays occur on a weekend day, then the prior Friday if on a Saturday, or the following Monday if on a Sunday shall be defined as the holiday.

29. Indemnification:

- a. The Applicant, property owner(s), and/or any successor(s) in interest will defend and indemnify and hold the Town, its agents, officers, and employees harmless of any claim, action, or proceedings to attack, set aside, void or annul an approval so long as the Town promptly notifies the applicant of any such claim, action, or proceedings and the Town cooperates fully in the defense of the action or proceedings.
- b. The Applicant, property owner and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the Town and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the Town or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the action(s) at issue herein. This indemnification shall include damages or fees awarded against the Town, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the property owner, and/or successor(s) in interest, the Town, and/or parties initiating or bringing such action.
- c. The Applicant, property owner and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the Town, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the Applicant, property owner, or successor in interest desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the Town Attorney.
- d. In the event that a claim, action, or proceeding described in no. a or b above is brought, the Town shall promptly notify the Applicant, property owner and any successor in interest of the existence of the claim, action, or proceeding, and the Town will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding; the Town shall retain the right to (i) approve the counsel to so defend the Town, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The

Town shall also have the right not to participate in said defense, except that the Town agrees to cooperate with the Applicant, property owner, or successor in interest in the defense of said claim, action, or proceeding. If the Town chooses to have counsel of its own to defend any claim, action, or proceeding where the Applicant, property owner and any successor in interest has already retained counsel to defend the Town in such matters, the fees and expenses of the counsel selected by the Town shall be paid by the Applicant, property owner and/or any successor in interest, as appropriate.

- e. The Applicant, property owner and any successor in interest, whether in whole or in part, indemnifies the Town for all the Town's costs, fees, and damages which the Town incurs in enforcing the above indemnification provisions.
 - f. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
30. The Applicant shall submit final architectural and site engineering/improvement plans in electronic format to the Town Planner and Town Engineer for review and approval. Review and approval shall be subject to verifying consistency of the final architectural plans with the design plans approved by the ZDRB. Review and approval shall also be subject to conformance with accepted Town Engineering Standards. Any and all changes to the plans subsequent to their submittal for building permit review and issuance shall require approval by the Town Planner and/or Town Engineer.
31. The project's contractor and all subcontractors shall secure and maintain current Town of Yountville business licenses.
32. The project shall be subject to the payment of Development Impact Fees.
33. The project shall submit a Construction Management Plan identifying the following:
- I. Estimated project duration
 - II. Construction schedule of milestones (excavation, grading, and off-haul duration; foundation work; framing; flatwork/paving; punch list/final inspection)
 - III. Excavation and disposal methods
 - IV. Equipment to be used
 - V. Site access location
 - VI. Storage and staging location of materials and equipment/portable toilet/debris box and waste bins truck loading area and temporary traffic control required as necessary
 - VII. Haul route
34. All conditions must be completed by Final Inspection.
35. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all

of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Public Works Department Conditions of Approval:

Tentative Parcel Map (TPM) - Condominium:

36. Map Revisions: The Final Parcel Map shall clearly indicate:

- a. The size and shape, with dimensions, of the square footage of each proposed condominium and the common space. Provide an additional plan sheet as necessary to delineate the common space.
- b. Delineate on the map any easements that may be required to provide ingress, egress, and utility service to each of the four spaces (three condominiums and one open space)
- c. Provide a description addressing the proposed ownership of the four spaces, (three condominiums and one open space) and any easements.

37. In addition to the above revisions, provide:

- a. A copy of the proposed organization documents including covenants, conditions, and restrictions, and include the following:
 - i. The method and manner of conveying units;
 - ii. A plan for assignment of parking spaces and management of common areas within the project;
 - iii. Provisions defining and requiring a condominium association to be responsible for maintaining and landscaping all common areas.

38. Pursuant to Yountville Municipal Code 17.56.030 the following condition shall apply to APNs 036-054-022 and -023: Lot Size shall be a minimum 10,000 square feet. A Lot Merger shall be recorded prior to the issuance of a building permit and as a part of the Tentative Map to combine the two existing +/- 5,955 & 5,037 square foot lots into one +/-10,992 square foot lot.

39. The underlying lot size shall remain greater than 10,000 square feet while the condominium map shall create three separate condominium spaces, two residential and one retail/studio residential and all three shall have a shared common space.

40. Each of the three condominium units shall have a separate connection and/or meter for gas service, water service, electrical service, sewer service, cable service and telephone service. If the common space requires utilities, it shall be provided service separately from the three condominiums.

41. In addition to the Utility Conditions of Approval listed below correcting the Utility Plan, the Utility Plan shall be revised to reflect separate utility connections to each of the condominiums created.

General Public Works Conditions:

42. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the current versions of Caltrans Standards and Specifications, the Town of Yountville Municipal Code, the adopted Yountville Public Works Standards (Resolution 19-3958 Adopted the most recent version of the City of Napa Standard Plans and Specifications and the Napa Sanitation District Sanitary Sewer and Recycled Water Standards along with the changes as annexed), and all current federal, state and county codes governing such improvements. Adopted Town Standards can be found on the Town of Yountville website; <https://ca-yountville.civicplus.com/326/Standards>.
43. For those improvements outside the building envelope, a grading and drainage plan shall be prepared by a licensed engineer and submitted for review and approval by the Town Engineer prior to the issuance of a building permit. The building permit plan submittal shall be in substantial conformance with the site design presented in the design review documents.
44. No drainage from the hardscape, decks, or roof improvements shall be allowed to directly leave the site. The stormwater plan shall provide a method to address how drainage will be treated and infiltration on site and at the property lines to prevent inundation of neighboring properties. Drainage overflow shall be shown on the plans and directed in a manner acceptable to the Town. The building permit plan submittal shall be in substantial conformance with the stormwater design presented in the design review documents.
45. Stormwater treatment shall be designed and constructed in accordance with the current BASMAA Post Construction Manual for Projects in Napa County and any current State of California standards regulating residential stormwater run-off. The building permit plans shall be in substantial conformance with the stormwater design presented in the design review documents.
46. If a groundwater pumping system is required, the outfall shall **not** be directed to release on the public right of way. The groundwater pumping release design shall be included with the drainage plans and the water directed to vegetation located on site.
47. An Encroachment Permit shall be obtained for any construction work, staging, or deliveries that occur from and/or in the public right-of-way.
48. Where applicable, deteriorating, or broken improvements along the project frontage shall be replaced per Town specifications, extent to be determined by the Public Works Department, additionally, the applicant shall repair all public improvements that are damaged by the construction process in accordance with the Town Standards.
49. Roadside trees along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way.
50. Existing streets being cut for new services will require edge grinding and an A.C. overlay per Town standards, extent to be determined by the Public Works Department. Humboldt Street was paved within the last 2 years and per Town Municipal Code 12.04.040 is on the prohibition street list. Any work cutting into Humboldt Street will require significant street restoration. Comments regarding the street restoration will be based on the building permit submittal and provided as part of the plan check process.
51. The proposed building is sited on two separate parcels. Prior to Building Permit issuance, at a minimum the Lot Merger combining the two lots into one shall be recorded at Napa

County. Lot Merger shall be prepared and approved per Town Municipal Code Chapter 16.

52. Relocation of the public art pedestal and work of art as proposed on the design review submittal is subject to the approval of the Yountville Arts Commission prior to issuance of a building permit.

Utility Conditions:

53. The property shall be connected to the Town water system per adopted Town standards.
54. Each existing and/or new water system connections shall include a reduced pressure backflow device located per Town standards.
55. New water meters shall be placed and installed per the Town standards. Hot taps to active water mains shall be done by the applicant's contractor at the applicant's expense.
56. Prior to issuance of a Building Permit the proposed water connections shall clearly be revised to clearly indicate:
- a. One new 6-inch fire service with appropriately sized appurtenances to be connected along the Jefferson Street Frontage. The ZDRB Submittal indicates a 1-inch water meter to be installed on the 6-inch fire service.
 - b. One new 1-inch water service with reduced pressure backflow device to be connected along the Jefferson Street Frontage for domestic purposes only. Applicant plan check response indicates this is as irrigation meter, yet the service laterals enter the building.
 - c. There are two 1-inch water services located on the Humboldt Street Frontage. The ZDRB submittal incorrectly indicates those two services are in a manifold configuration. The plans shall be corrected to indicate two separate services with two new water meters and reduced pressure backflow devices. The plans shall also indicate which of these two water meters shall be dedicated as the irrigation meter.
57. Abandonment of existing water laterals shall be done per Town Standards.
58. Where fire sprinklers are required, applicant shall install an appropriately sized water service system according to fire system calculations approved by the Fire Marshal.
59. A new sanitary sewer cleanout shall be installed per Town standards and shall be installed at the property line on the owner's side.
60. The ZDRB plans indicate the sewer cleanout to be located within the width of the driveway's travelled way. Sanitary Sewer Cleanout shall be Traffic-Rated to accommodate this location.
61. All other utilities, electric, gas and communication, serving the property shall be placed underground. There shall be no overhead utilities serving the property. All electric, gas and communication installations must be done per those agencies' standards.
62. The project shall be constructing site improvements adjacent to PG&E Regional Gas Facilities. Prior to the start of construction, the site contractor shall contact PG&E to coordinate PG&E's inspector presence on site during any work within the vicinity of the existing gas vaults.

Napa County Fire Marshall's Office Conditions:

63. All construction and use of the property shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
64. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
65. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required prior to Building Permit issuance for:
 - i. Automatic fire-extinguishing systems
 - ii. Fire alarm and detection systems and related equipment
66. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
67. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
68. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
69. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA. This includes a minimum clear elevation of 13'6" at the driveway entry.
70. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24.
71. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
72. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains.
73. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
74. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or

Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found at www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1467 or email at jason.downs@countyofnapa.org