

**ATTACHMENT A**  
**Proposed Conditions of Approval**  
**1980 Yountville Cross Rds.**

Public Works Conditions:

1. 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 Yountville Public Works Standards, and all current federal, state and county codes governing such improvements. The adopted Town Standards can be found on the Town of Yountville website.
2. 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. In addition to topographic survey, drainage, grading, utilities and other improvements, the grading and drainage plan shall include all easements on and off the property that affect the property.
3. An Encroachment Permit shall be obtained for any construction work, staging, or deliveries that occur from and/or in the public right-of-way prior to the beginning of any work within the public right-of-way.
4. No drainage from the hardscape, decks, pools 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.
5. 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.
6. 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.
7. Per adopted Town Standards Section 2 Storm Drainage the property must conform to the Hydrology Report submitted by Madrone Engineering on October 25, 2023 as part of the compliance review.
8. 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.
9. Existing streets being cut for new services will require edge grinding and an A.C. overlay per adopted Town standards, extent to be determined by the Public Works Department.
10. Public pathways or sidewalks must be installed per the adopted Town Standards and ADA accessibility requirements.
11. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the adopted Town Standards.
12. Roadside trees along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way.

Utility Conditions:

13. Public Works Staff must inspect new connections and disconnections to main utility lines and alterations or installation of new infrastructure as part of a connection to Town services prior to final placement.
14. The property shall be connected to the Town water system per adopted Town standards.
15. Each existing and/or new water system connection shall include a reduced pressure backflow device located per adopted Town standards. New water meters shall be placed and installed per the adopted Town standards.
16. Hot taps to active water mains shall be done by the applicant's contractor at the applicant's expense.
17. A water lateral shall be installed for each lot per adopted Town Standards.
18. Abandonment of existing water laterals shall be done per adopted Town Standards.
19. The demolition of the existing well shall be done per Napa County Department of Environmental Health standards.
20. Where fire sprinklers are required, applicant shall install an appropriately-sized water service system according to fire system calculations approved by the Fire Marshal.
21. Separate sewer laterals and sewer cleanouts shall be installed for each lot. New sanitary sewer laterals and cleanouts shall be installed per adopted Town standards and shall be installed at the property line on the owner's side.
22. Abandonment of sewer lateral shall be done per adopted Town standards.

Earthwork and Grading

23. The project as presented will require a grading permit. The grading plan must show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work, clearly show the existing grades on adjoining properties in sufficient detail to identify how this project's grade changes will conform to the existing property grades. Cross-sections are acceptable.
24. Provide an earthwork table indicating total volumes of excavation, embankment and net total (import or off-haul) Any updates to the existing table on the plans must be included on final plans submitted for review.
25. Provide a plan showing the removal of any trees proposed to be removed and the plan to protect any trees intended to remain. The Town recognizes "heritage trees" and "protected trees". Heritage Trees are on a list kept by the Town. Protected trees are certain trees protected by Town Ordinance.
26. Indicate protection measures on plans for all trees proposed to be protected in place.
27. 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.
28. As-Built drawings clearing indicating the final location of installed utilities or infrastructure within the public right of way are required.