

Public Works Conditions of Approval
2010 & 2012 Humboldt Street (APN 036-054-022 & 023)
Preliminary and Final Master Development Plan and Design Review, Use Permit

Public Works Conditions of Approval:

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 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>.
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. The building permit plan submittal shall be in substantial conformance with the site design presented in the design review documents.
3. 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.
4. 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.
5. 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.
6. An Encroachment Permit shall be obtained for any construction work, staging, or deliveries that occur from and/or in the public right-of-way.
7. 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.
8. Roadside trees along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way.
9. 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.
10. The proposed building is sited on two separate parcels. Prior to Building Permit issuance, a

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.

11. The applicant has discussed a Condominium Map during this application process. Nothing in this approval contemplates a condominium subdivision or its approval. Any Condominium Map proposal will require a separate submittal by the applicant for consideration and processing by the Town.
12. 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:

13. The property shall be connected to the Town water system per adopted Town standards.
14. Each existing and/or new water system connections shall include a reduced pressure backflow device located per Town standards.
15. 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.
16. A 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.
17. Abandonment of existing water laterals shall be done per Town Standards.
18. Where fire sprinklers are required, applicant shall install an appropriately sized water service system according to fire system calculations approved by the Fire Marshal.
19. A new sanitary sewer cleanout shall be installed per Town standards and shall be installed at the property line on the owner's side.
20. 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.
21. 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.
22. 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.